

This instrument was prepared by

George J. Boulokos, Attorney

(Name)

(Address) 1010 Frank Nelson Building, Birmingham, Alabama 35203

Form 1-1-6 Rev. 8-70

CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-three thousand Four Hundred Sixty-Two and 83/100 Dollars (\$63,462.83) and other valuable DOLLARS, consideration

to the undersigned grantor, B. I. L. I. S. Co., Inc. in hand paid by George E. Zinser, Jr.

a corporation,

the receipt of which is hereby acknowledged, the said B. I. L. I. S. Co., Inc.

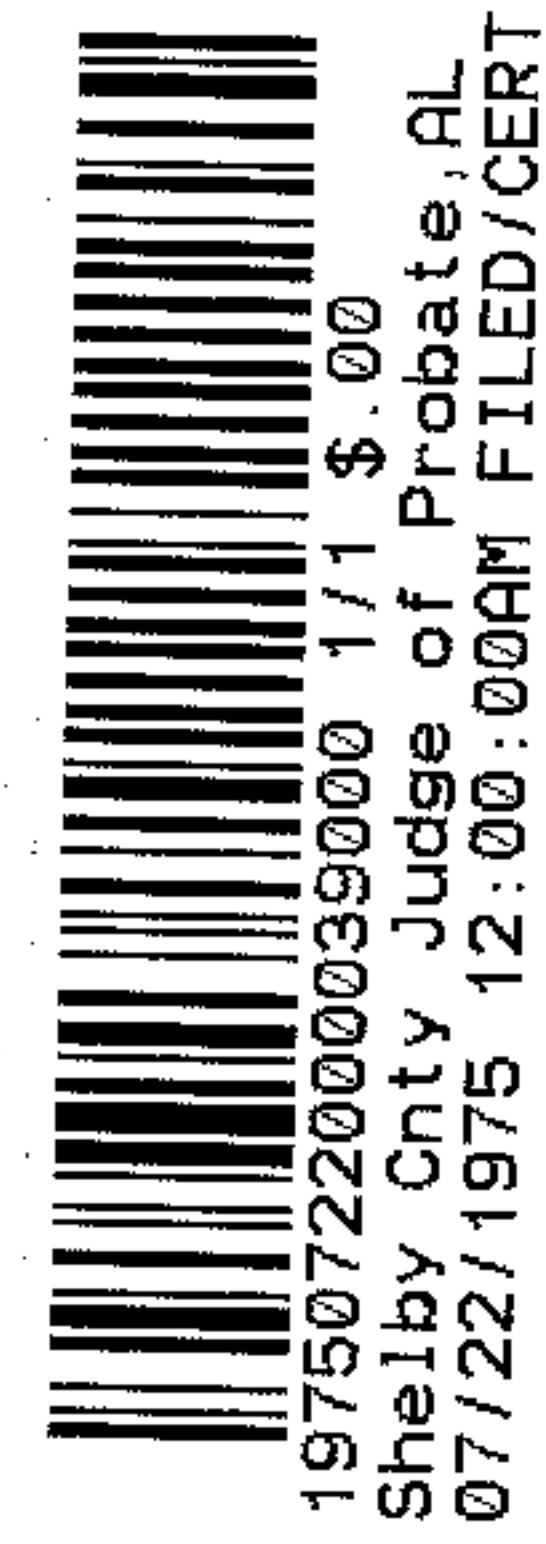
does by these presents, grant, bargain, sell and convey unto the said George E. Zinser, Jr.

the following described real estate, situated in Shelby County, Alabama:

Lot 1, Block 4, according to the Plat of Kerry Downs, a subdivision of Inverness, as recorded in Map Book 5, Page 135-6, in the office of the Judge of Probate of Shelby County, Alabama.

This conveyance is subject to the following:

1. Ad valorem taxes due and payable October 1, 1975.
2. Said property is subject to those protective covenants or restrictions recorded in Miscellaneous Book 5, Pages 86 through 89 inclusive, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Zoning ordinances pertaining to said property.
4. Easements and restrictions of record.



Grantee does hereby assume liability for any and all unpaid expenses incurred in the construction of house on said property.

Grantee hereby assumes liability and warranties of the general contractor constructing said house.

Grantor makes no representation as to the condition and workmanship TO HAVE AND TO HOLD, To the said George E. Zinser, Jr. in said house.

his heirs and assigns forever.

And said B. I. L. I. S. Co., Inc. does for itself, its successors and assigns, covenant with said George E. Zinser, Jr., his

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said George E.

Zinser, Jr.

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said B. I. L. I. S. Co., Inc.

by its

President, Herman Lance

, who is authorized to execute this conveyance,

has hereto set its signature and seal, this the 24th day of February, 1975.

B. I. L. I. S. Co., Inc.

By Herman Lance

President

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