

This instrument was prepared by

(Name) Ralph S. Tully

7433

(Address) Route 19, Box 174A, Valleydale Road, Birmingham, Ala. 35244

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Other good and valuable considerations and One Hundred Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Richard Kowalski and wife, Janet M. Kowalski

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
C & T Homebuilders, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 8, Block 6, according to a survey of Indian Valley 6th Sector as recorded in Map Book 5, Page 118 in the office of the Probate Judge, Shelby County, Alabama.

Subject to existing easements and special "Flood Easement" as recorded in Book 284, Page 897, (2) rights of way and (3) Restrictions of record.

Mineral and mining rights excepted.

\$46,000.00 of the purchase price recited above, was paid from a mortgage loan simultaneously herewith.

BOOK 294 PAGE 363



19750905000048300 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/05/1975 12:00:00AM FILED/CERT

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 SEP -5 PM 1:08
Deed Jax. 50
Candice M. Johnson
JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 15th day of July, 1975

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard Kowalski and wife Janet M. Kowalski whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of July, 1975

Luella Foreman

Notary Public