

This instrument was prepared by

(Name) Betty V. Nichols

(Address) 1448 Beauty Circle, Birmingham, Alabama 35214

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

8132

That in consideration of Six Thousand, Six Hundred and No/100 - - - - - DOLLARS

See Mtg 349-138

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

Sherman H. Payne and wife, Leola H. Payne

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

D. Elwyn Bearden, a single man

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

Lot 23, according to the survey of Little Oak Ridge Estates, Second Sector, as recorded in Map Book 5, Page 39, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

Taxes due in the year 1975 which are a lien but not due and payable until October 1, 1975.

Easement and building line as shown by recorded map.

Easement to Alabama Power Company recorded in Volume 254, Page 677, in the Probate Office of Shelby County, Alabama.

Agreement as set forth in deed recorded in Volume 258, Page 320, in said Probate Office.

BOOK 294 PAGE 695

19750926000053900 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/26/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 SEP 26 AM 8:21
Deed 349-138
Conceded
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 22nd day of September, 1975

(Seal)
(Seal)
(Seal)

Sherman H. Payne (Seal)
Leola H. Payne (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 Sherman H. Payne and wife, Leola H. Payne whose names 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 22nd day of September, A. D., 1975

Notary Public.