

(Address) 503 City Federal Building, Birmingham, Alabama 35203

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

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

19751007000055840 1/2 \$.00
Shelby Cnty Judge of Probate, AL
10/07/1975 12:00:00AM FILED/CERT

That in consideration of Seventeen Thousand Five Hundred and No/100 -----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, John B. Davis, partner, H. M. Davis, Jr., partner and Ted A. Holder,
partner doing business as Deerwood Lake, a partnership, and Deerwood Lake,
an Alabama General Partnership

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

Robert R. Kracke

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

Lot 17 according to Map of Deerwood - Lake as recorded in Map Book 6 on page 30 in Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

The within described property is conveyed subject to the following:

1. Taxes for 1975 and subsequent years.
2. Restrictive Covenants and Conditions filed for record on 1st August, 1974, in Misc. Book 9, page 432.
3. Utility Easements as shown on recorded Map of said subdivision.
4. Title to 1/2 interest in mineral rights as reserved in deed to Charles O'Neal Bailey and Patricia M. Bailey recorded in Deed Book 199 page 523 in Probate Office.
5. Easement to Plantation Pipe Line Company dated 18th August, 1941 and recorded in Deed Book 112, page 329 in Probate Office across SW 1/4 Section 18, Township 19 Range 2 East.
6. Easements to Colonial Pipe Line Company dated 20th Sept., 1962 and recorded in Deed Book 222, page 475 and dated 19th April, 1971 and SE 1/4 of Section 18, Township 19, Range 2 East.
7. Restrictions as shown on Map of said subdivision.
8. Transmission line permit to Alabama Power Company and Southern Bell Telephone and Telegraph Company dated 18th April, 1975 and recorded in Deed Book 292 page 353 in Probate Office.

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 3rd day of October, 1975.

DEERWOOD LAKE,
an Alabama General Partnership

(Seal)

(Seal)

~~John B. Davis, General Partner~~

(Seal)

(Seal)

H. M. Davis Jr. ~~X~~ General Partner

(Seal)

(Seal)

Ted A. Holder, General Partner

STATE OF TEXAS

XXXXXXXXXXXXXXXXXXXXX

General Acknowledgment

XX, a Notary Public in and for Said County, in Said State,
hereby certify that
whose name _____ signed to the foregoing conveyance, and who _____ known to me and acknowledged before me
on _____ day, being informed of the contents of the conveyance _____ executed the same voluntarily
and _____ the name bears true.

I am under no hand and under seal on _____ day of _____ A.D. 19____.

(See Acknowledgement on back of deed)

Notary Public

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ted A. Holder, H. M. Davis, Jr. and John B. Davis, whose names as general partners of Deerwood Lake, an Alabama General Partnership, 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 said conveyance, they, as such general partners, executed the same voluntarily for and as the act of said general partnership.

Given under my hand and official seal this the 3rd day of October, 1975.

Helma Wells
NOTARY PUBLIC

My commission expires 1-16-1978

BOOK 294 PAGE 877

19751007000055840 2/2 \$.00
Shelby Cnty Judge of Probate, AL
10/07/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 OCT -7 AM 8:19
Deed Book 17.50
Conrad M. Boudin
JUDGE OF PROBATE

RETURN TO:

KRACKE, CADDIS, GWIN & BASHINSKY, JR.
ATTORNEYS AT LAW
503 CITY FEDERAL BLDG.
BIRMINGHAM, AL 35203

TO

WARRANTY DEED

STATE OF ALABAMA,
County.

Judge of Probate

This Form Furnished by

LAND TITLE COMPANY OF ALABAMA

112 NORTH 21st STREET
BIRMINGHAM, ALABAMA 35203

RECORD FEE \$