

This instrument was prepared by

(Name) Chervis Isom

(Address) 1400 City National Bank Building, Birmingham, Alabama

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

182

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and No/100 (\$10.00)-----Dollars

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

James Dewitt Ogletree and wife, Barbara B. Ogletree

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

William B. Hamilton

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

19751205000068140 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/05/1975 12:00:00AM FILED/CERT

Lot 39, in Block 1, according to the Survey of Cahaba Valley Estates, Third Sector, as recorded in Map Book 5, Page 107, in the Office of the Judge of Probate of Shelby County, Alabama

This deed is made subject to the following:

1. Taxes due in the year 1976, a lien, but not yet payable.
2. A 35 foot building set back line and utility easement as shown by recorded Plat.
3. Restrictions in Miscellaneous Volume 2, Page 224, Probate Office, Shelby County, Alabama, which contain no reversionary clause.
4. Right of way in favor of Alabama Power Company in Deed Book 108, Page 378, Probate Office, Shelby County, Alabama.
5. Right of Way in favor of Alabama Power Company and Southern Bell Telephone and Telegraph Company in Deed Book 277, Page 640, Probate Office, Shelby County, Alabama.
6. Right of Way in favor of South Central Bell in Deed Book 276, Page 39, Probate Office, Shelby County, Alabama.
7. That certain mortgage from James Dewitt Ogletree and Barbara B. Ogletree to Home Federal Savings and Loan Association in Mortgage Volume 327, Page 726, Probate Office, Shelby County, Alabama.

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 the 24th day of November, 1975

(Seal)

James Dewitt Ogletree

(Seal)

Barbara B. Ogletree

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State, hereby certify that James Dewitt Ogletree and Barbara B. Ogletree whose name _____ 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 24th day of November, A. D., 1975

Notary Public.

BOOK 295 PAGE 789

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 DEC -5 AM 9:11
Reed Tap 10.50
Comd m. m. m. m.
JUDGE OF PROBATE