

This instrument was prepared by
(Name) Edward S. Zanaty
(Address) 1260 First National-Southern Natural Bldg., Birmingham, Ala. 35203
WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ten dollars

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

William S. Bragan and wife, Jo Ann B. Bragan

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

Jo Ann B. Bragan

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

Lot 78, Block 1, according to the survey of Cahaba Valley Estates,
3rd Sector, as recorded in Map Book 5, Page 107, in the Probate
Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

19760120000003810 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/20/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 JAN 20 PM 4:01
Need J4 50
Corrected by Bragan
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 25th day of NOVEMBER, 1975.

(Seal) William S. Bragan (Seal)
Jo Ann B. Bragan (Seal)
(Seal) (Seal)

STATE OF ALABAMA }
Jefferson COUNTY } General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William S. Bragan and wife, Jo Ann B. Bragan 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 25th day of November, A. D., 1975.

Notary Public