

This instrument was prepared by

(Name) Robert O. Driggers, Attorney

(Address) 2824 Linden Avenue, Homewood, Alabama 35209

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:



19760120000003820 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/20/1976 12:00:00AM FILED/CERT

That in consideration of Eight Thousand Five Hundred Three and No/100-----Dollars, and the assumption of the hereinafter described mortgage

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

JAMES EARL LITTLETON and wife, SHARYON ROSSANN LITTLETON

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

WILLIAM H. BRUSER

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

Lot 13, according to the map and survey of Blueberry Estates, as recorded in Map Book 5, Page 72, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for the year 1976, and thereafter.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as recorded in Volume 36, Pages 428, 429 and 430, in the Probate Office of Shelby County, Alabama.
3. Restrictions as recorded in Volume 272, Page 64, in said Probate Office.
4. Thirty Foot building line as shown by recorded plat.
5. Five foot utility easement along the Easterly side of subject property as shown by recorded plat.
6. Transmission line permits to Alabama Power Company, as recorded in Volume 118, Page 176 and Volume 126, Page 321, in said Probate Office.
7. Right of way to Shelby County, as recorded in Volume 168, Page 256, in said Probate Office.

As part of the purchase price and consideration for this deed, the Grantee herein assumes and agree to pay the indebtedness evidenced by that certain mortgage in favor of The Lomas & Nettleton Company, as recorded in (cont'd below) 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 14th day of January, 1976

STATE OF ALABAMA
JEFFERSON COUNTY
INSTRUMENT WAS FILED
1976 JAN 20 AM 8:30
Shelby Jap 9:00
Clerk of Probate
JUDGE OF PROBATE

James Earl Littleton (Seal)
JAMES EARL LITTLETON
Sharyon Rossann Littleton (Seal)
SHARYON ROSSANN LITTLETON
(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Earl Littleton and wife, Sharyon Rossann Littleton whose name S 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 14th day of January Vol. 326, Page 591 and corrected by Vol. 328, Page 417; and transferred to Worcester County Institution for Savings, in Misc. Book 3, Page 921, in the Probate Office of Shelby County, Alabama.

Robert O. Driggers
Notary Public
My Commission Expires May 8, 1978