

This instrument was prepared by
(Name) EVANS DUNN, ATTORNEY *2151*
(Address) Dunn, Porterfield, Scholl & Clark, P. O. Box 7688-A, Birmingham, Al.
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:

See Mtg 352-10
That in consideration of Seventy Four Thousand Seven Hundred Fifty -- (\$74,750.00) Dollars, \$30,000.00 paid in cash, \$44,750.00 secured by purchase money mortgage.
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Ray/D. Downey and wife, Claire B. Downey and Samuel R. Downey and wife, Barbara Downey
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Norman J. Mizerany

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

All that part of the NW 1/4 of SE 1/4 and that part of the SW 1/4 of NE 1/4 of Section 15, Township 19 South, Range 1 West, that lies Northwest of Center line of right of way of Shelby County Highway # 43.
All that part of the SE 1/4 of NE 1/4 of Section 15, Township 19 South, Range 1 West, that lies Northwest of center line of right of way of Shelby County Highway #43, except that part sold to James K. Montgomery as described in Deed Book 286, Page 490, in Probate Office.
Situated in Shelby County, Alabama.

19760204000007370 1/2 \$.00
Shelby Cnty Judge of Probate, AL
02/04/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1976 FEB -4 AM 10:24
Deed Fee 30.00
Consent by probate
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 *26th* day of *Jan.*, 19 *76*

Samuel R. Downey (Seal)
SAMUEL R. DOWNEY
Barbara Downey (Seal)
BARBARA DOWNEY
(Seal)

Ray D. Downey (Seal)
RAY D. DOWNEY
Claire B. Downey (Seal)
CLAIRE B. DOWNEY
(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 Ray/D. Downey and wife, Claire B. Downey 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this *26th* day of *Jan* A. D., 19 *76*

STATE OF ALABAMA)
JEFFERSON COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Samuel R. Downey and wife, Barbara Downey 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of January A.D., 1976.

Myrtle Tucker
Notary Public

My commission expires 10-8-77

19760204000007370 2/2 \$.00
Shelby Cnty Judge of Probate, AL
02/04/1976 12:00:00AM FILED/CERT

BOOK **296** PAGE **806**
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 FEB -4 PM 10:24
Alfred Day 30.00
Comm. of m. Tucker
JUDGE OF PROBATE

Dunn, Porterfield, Scholl & Clark
#2 Office Park Circle
RETURN TO: Birmingham, Alabama 35223

Raymond D. Downey & wife, Claire
. Downey

TO

Norman J. Mizerany

WARRANTY DEED

STATE OF ALABAMA,
Shelby County.

30.00
~~7.50~~
1.00
34.50

Judge of Probate

LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
RECORD FEE \$
TOTAL \$