

This instrument was prepared by

(Name) Lewis K. Cato

(Address) 1425 Bank for Savings Bldg. Birmingham, Ala. 35203

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Jefferson

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-Five Thousand Dollars

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

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

Gordon H. Lewis

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

Lot 10, according to the Map of Spring Garden Estates, as recorded in the Probate Office of Shelby County, Alabama, in Map Book 4 on Page 56.

Situated in Shelby County, Alabama.

Subject to the following restrictions:

1. Taxes for 1976 not payable until October 1976
2. Restrictions recorded in Deed Book 210, Page 345, Shelby County
3. Utility easement across west side of said lot as shown on recorded map of subdivision.
4. Transmission line permit to Alabama Power Company recorded in Shelby County in Deed 101, Page 519, Deed 180, Page 288, Deed Book 220, Page 358 and to Southern Bell in Deed Book 219, Page 374.

\$25,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

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Shelby Cnty Judge of Probate, AL
02/06/1976 12:00:00AM FILED/CERT

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, have hereunto set hands(s) and seal(s), this February 4th, 1976

Charles E. Clark (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson

COUNTY

General Acknowledgment

I, Lewis K. Cato, a Notary Public in and for said County, in said State, hereby certify that Mildred V. Lewis, an unmarried woman whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of February, A. D., 1976

Lewis K. Cato Public.