

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

2201

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One (\$1.00) Dollar-----

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

WILLIAM H. BRUSER and wife, MARGARET M. BRUSER

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

WILLIAM H. BRUSER, III

(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 agrees to pay the indebtedness evidenced by that certain mortgage in favor of The Lomas & Nettleton Company, as recorded in Volume 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.

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 10th day of February, 1976.

(Seal)
(Seal)
(Seal)

(Seal)
WILLIAM H. BRUSER
(Seal)
MARGARET M. BRUSER
(Seal)



19760211000009860 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/11/1976 12:00:00 AM FILED/CERT

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STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William H. Bruser and wife, Margaret M. Bruser 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 10th day of February, A. D. 1976.

Notary Public
My co.
Bonded by
Shelby Cnty Judge of Probate, AL