

NAME Charles L. Denaburg

3060

ADDRESS 1000 Brown Marx Building, Birmingham, Alabama 35203

WARRANTY DEED (Without Survivorship)

19760309000020160 1/2 \$.00
Shelby Cnty Judge of Probate, AL
03/09/1976 12:00:00 AM FILED/CERT

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

valuable consideration

That in consideration of Ten and No/100ths Dollars and other good and /

to the undersigned grantors, William C. Yates and wife, ^{MARIE} Mary Louise Yates,

in hand paid by The Porter Howell Companies, Inc.

the receipt whereof is acknowledged we the said William C. Yates and wife,

MARIE Mary Louise Yates,

do grant, bargain, sell and convey unto the said The Porter Howell Companies, Inc.

the following described real estate, situated in

Shelby

County, Alabama,

to-wit:

Estate 27, according to the Survey of Wildwood Park Residential Estates, as recorded in Map Book 5, Page 78, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Property conveyed subject to the following:

1. Taxes for 1976 and subsequent years, liens but not yet payable.
2. Restrictive covenants and conditions filed for record on August 24, 1971, in Deed Book 269, Page 534.
3. 40-foot building set back line from Wildwood Lane.
4. Utility easement across South, West and East sides of said lot as shown on recorded map of said subdivision.
5. Transmission line permit to Alabama Power Co. dated April 11, 1946, and recorded in Deed Book 124, Page 493, and permit to Alabama Power Co. and Southern Bell Telephone and Telegraph Co. dated Oct. 1, 1971, and recorded in Deed Book 271, Page 557, in Probate Office.
6. Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as reserved in Deed Book 42, Page 246, in Probate Office.

TO HAVE AND TO HOLD, To the said The Porter Howell Companies, Inc., its

heirs and assigns forever.

And we do, for us and for our heirs, executors and administrators, covenant

with the said The Porter Howell Companies, Inc., its

heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs,

executors and administrators shall warrant and defend the same to the said The Porter Howell Companies, Inc., its

heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hand and seals

this

4th

day of

March

19 76 .

WITNESSES,

William C. Yates
William C. Yates

Mary Louise Yates
Mary Louise Yates
MARIE

BOOK 287 PAGE 450

Charles L. Denaburg
1000 Brown Marx Building
Birmingham, Alabama 35203

William C. Yates and wife,
Mary Louise Yates,

TO

The Porter Howell Companies, Inc.

WARANTY DEED
(WITHOUT SURVIVORSHIP)

STATE OF ALABAMA,

SHELBY County.

This form furnished by
ALABAMA TITLE COMPANY, INC.

Agents for

COMMONWEALTH LAND TITLE INSURANCE CO.

615 No. 21st Street

Birmingham, Alabama 35203

50
300
1.00
4.50
3.50
Judge of Probate

COMMONWEALTH LAND TITLE INSURANCE
COMPANY

State of *Ala.*

General Acknowledgment

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that William C. Yates and wife, ^{MARIE} Mary Louise Yates,
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 *4th* day of *March*

Dorothy Key Kirkland
Notary Public
A.D., 1976

BOOK 297 PAGE 451
STATE OF ALABAMA
I HEREBY CERTIFY
THAT THIS INSTRUMENT
WAS FILED
MAR 9 1976
6:11:31 PM
JUDGE OF PROBATE
Shelby County

General Acknowledgment

COUNTY

I, a Notary Public in and for said County, in said State,
hereby certify that
whose name signed to the foregoing conveyance, and who known to me, acknowledged before
me on this day, that, being informed of the contents of the conveyance executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this day of A. D., 19

19760309000020160 2/2 \$.00
Shelby Cnty Judge of Probate, AL
03/09/1976 12:00:00 AM FILED/CERT

Notary Public

State of

Corporation Acknowledgment

COUNTY

I, a Notary Public in and for said County in said State,
hereby certify that
whose name as of
a Corporation, 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, he, as such officer and with full authority, executed
the same voluntarily for and as the act of said corporation.

Given under my hand, this the day of 19

Notary Public