

This instrument was prepared by

(Name) Winston B. McCall, Jr., Attorney At Law

(Address) 705 Frank Nelson Bldg. Birmingham, Alabama

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:

That in consideration of \$15,000.00 cash and an additional \$15,921.59 evidenced by a promissory note and secured by a purchase money second mortgage of even date and the Grantees' assumption and agreement to pay the hereinafter described mortgage indebtedness 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. HILL AND WIFE, DOROTHY V. HILL,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto EDWARD E. BLACKERBY AND WIFE, JOYCE J. BLACKERBY,

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

Lot 4, Block 1, according to the survey of Indian Crest Estates, Second Sector, as recorded in Map Book 5, at Page 42, in the Office of the Judge of Probate of Shelby County, Alabama.

Minerals and mining rights excepted.

This conveyance is subject to all restrictions, easements, set back lines and right of way of records and the hereinafter described mortgage.

As part of the consideration for this conveyance, the Grantees hereby assume and agree to pay as the same shall become due and in accordance with its terms and conditions the unpaid balance of the indebtedness secured by that certain mortgage from William H. Hill and wife, Dorothy V. Hill, to Birmingham Federal Savings and Loan Association dated June 20, 1973 and recorded in Mortgage Book 331, at Page 877, in the Office of the Judge of Probate of Shelby County, Alabama, which unpaid principal balance is \$40,419.27 as of March 31, 1976.

Grantees have executed simultaneous herewith, a purchase money second mortgage to Grantors in the amount of \$15,921.59.



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Shelby Cnty Judge of Probate, AL
05/05/1976 12:00:00 AM FILED/CERT

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And ~~K~~ (we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~my~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~K~~ (we) have a good right to sell and convey the same as aforesaid; that ~~K~~ (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 22nd day of April, 1976.

(Seal)
(Seal)
(Seal)

William H. Hill (Seal)
Dorothy V. Hill (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 William H. Hill and wife, Dorothy V. Hill whose name is 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 22nd day of April, A. D., 1976.
Notary Public.