

This instrument was prepared by

(Name) James M. Tingle, Attorney

(Address) 912 City Federal Bldg., Birmingham, Alabama

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 --One Hundred and no/100 (\$100.00)-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, John Martin Galese and wife, Florene S. Galese

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

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

Lot 1, in Block 2, according to the Survey of Indian Crest Estates, Second Sector, as recorded in Map Book 5, page 42 in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to:

1. Ad valorem taxes for the current tax year, 1976.
2. A 50 foot building set back line and easements as shown by record plat.
3. Restrictions, conditions, and limitations in Deed Book 256, page 597.

This conveyance is for the purpose of permitting the grantee named herein to obtain a construction loan to construct a single family dwelling on the property described herein for the grantors herein, under the terms and conditions of that certain contract between said parties dated April 13, 1976.

BOOK 298 PAGE 674  
STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1976 MAY 14 AM 9:33  
Deed July 16 00  
Conceded  
JUDGE OF PROBATE

19760514000044640 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
05/14/1976 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, we have hereunto set our hands(s) and seal(s), this day of May, 1976.

(Seal)

John Martin Galese

(Seal)

(Seal)

(Seal)

(Seal)

Florene S. Galese

(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 John Martin Galese and wife, Florene S. Galese 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of May, A. D., 1976

Dorothy W. Bishop

Notary Public.