

This instrument was prepared by
(Name) W. A. Jenkins, Jr., Attorney

(Address) 300 Frank Nelson Bldg., Birmingham, Al.

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 Thirteen Thousand Six Hundred and no/100 - - - -DOLLARS
and the assumption of the hereinafter described mortgage

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

John D. McDonald and wife, Patricia C. McDonald

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

Barrett Builders, Inc.

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

Lot 24, Block 7, according to the map and survey of
Oak Mountain Estates, Third Sector, as recorded in Map
Book 5, Page 83, in the Probate Office of Shelby County,
Alabama

This conveyance is subject to the following:

1. Taxes for the year 1976
2. Thirty-five foot building line as shown by recorded plat
3. Seven and one half easement as shown by recorded plat
4. Restrictions as recorded in Vol. 272, Page 322, in the Probate Office of Shelby Co., Ala.
5. The herein Grantee assumes and agrees to pay the unpaid balance of that certain mortgage to Birmingham Federal Savings & Loan Association as recorded in Vol. 324, Page 282, in the said Probate Office

19760621000056890 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/21/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 JUN 21 AM 7:32
Deed Book 1400
Cecil M. Stewart
JUDGE OF PROBATE

its successors

TO HAVE AND TO HOLD to the said grantee, ~~his heirs and assigns~~ and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, ~~his heirs and assigns~~ 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/~~his heirs and assigns~~ and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 18th
day of June, 19 76.

(Seal)

(Seal)

(Seal)

John D. McDonald
(John D. McDonald)
Patricia C. McDonald
(Patricia C. McDonald)

(Seal)

(Seal)

(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 D. McDonald and wife, Patricia C. McDonald
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 18th day of June, A. D., 19 76

Cecil M. Stewart
My Commission Expires July 10, 1979

Public.