

This instrument was prepared by

(Name).....Evans Dunn, Attorney

(Address).....# 2 Office Park Circle, Birmingham, Alabama 35223

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 Fifty Four Thousand and No/100--(\$54,000.00) -----Dollars

See Mtg 357-213

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Samuel R. Downey and wife, Barbara S. Downey and Raymond D. Downey and wife, Claire B. Downey

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

Hortense L. Jones, a single woman

(herein referred to as grantee, whether one or more), the following described real estate, situated in

County, Alabama, to-wit:

Shelby

All that part of the SE 1/4 of NE 1/4 of Section 15, Township 19 South, Range 1 West, lying Southeast of center line of right of way of Shelby County Highway #43, except that part sold to James K. Montgomery as described in Deed Book 286, on page 490, in Probate Office.

The Northeast diagonal half of the NE 1/4 of SE 1/4 of Section 15, Township 19 South, Range 1 West.

All that part of the Northeast diagonal half of the SW 1/4 of NE 1/4 of Section 15, Township 19 South, Range 1 West, that lies Southeast of the center line of the right of way of Shelby County Highway #43.

EXCEPTING highway right of way. Situated in Shelby County, Alabama.

SUBJECT TO:

1. Right of way deed to Shelby County for public road recorded in Deed Book 228, Page 439, and in Deed Book 228, Page 440, in Probate Office.
2. Transmission line permit to Alabama Power Company recorded in Deed Book 139, Page 116, in Probate Office.

\$43,200.00 secured by a purchase money mortgage according to the terms and conditions of a promissory note of even date herewith.



19760818000079090 1/2 \$.00
Shelby Cnty Judge of Probate, AL
08/18/1976 12:00:00 AM FILED/CERT

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

And 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 12th day of August, 1976

Samuel R. Downey (Seal)
Samuel R. Downey, Grantor

Barbara S. Downey (Seal)
Barbara S. Downey, Grantor

Raymond D. Downey (Seal)
Raymond D. Downey, Grantor

Claire B. Downey (Seal)
Claire B. Downey, Grantor

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Raymond D. Downey and wife, Claire B. Downey 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of August, A. D., 1976

Notary Public.

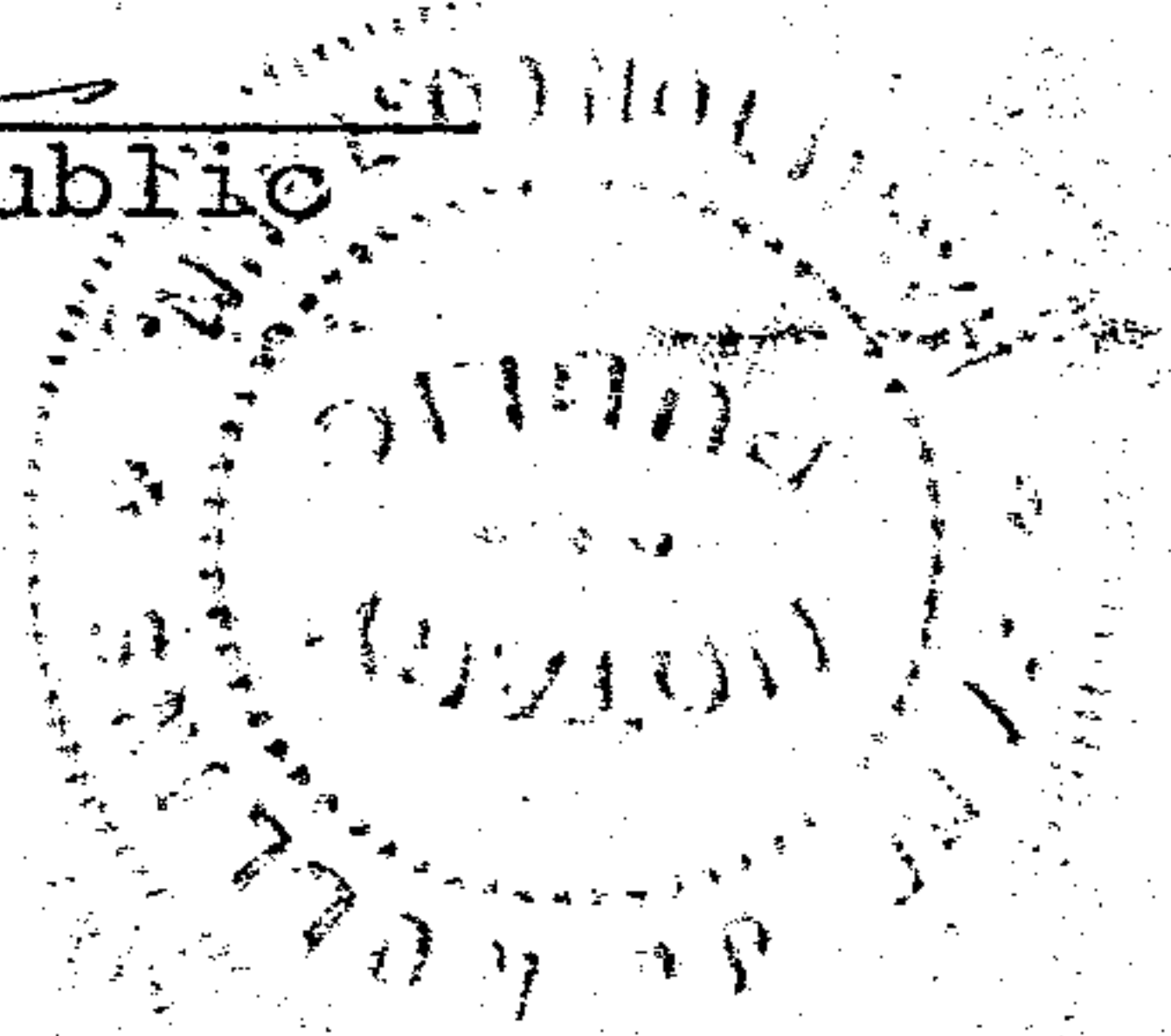
STATE OF TENNESSEE)
HAMILTON COUNTY)

GENERAL ACKNOWLEDGMENT

I, James J. Rallins, a Notary Public in and for said County, in said State, hereby certify that Samuel R. Downey and wife, Barbara S. Downey whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me this day, that, being informed of the contents of the conveyance have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of August, A.D., 1976.

James J. Rallins
Notary Public



19760818000079090 2/2 \$.00
Shelby Cnty Judge of Probate, AL
08/18/1976 12:00:00 AM FILED/CERT

BOOK 300 PAGE 450

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1976 AUG 18 PM 12:00

Deed July 11th

Conrad M. Davis

JUDGE OF PROBATE

RETURN TO: Mrs. Hortense L. Jones
2728 Mountain Royal Circle
Birmingham, Alabama 35216

TO

WARRANTY DEED

STATE OF ALABAMA,
County.

11.00
3.00
1.00
15.00
1.00
16.00

Judge of Probate

LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
RECORD FEE \$
TOTAL \$