

This instrument was prepared by

(Name) Patrick H. Boone; Attorney at Law

8022

(Address) 312 City Federal Building, Birmingham, Alabama 35203

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 One and no/one-hundredths (\$ 1.00) - - - Dollars, love and affection and other considerations

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

Edward M. Brazo and wife, Catherine Knighten Brazo

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

Catherine Knighten Brazo

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

Lot 5, Block 4, according to the Survey of Indian Valley, Fourth Sector, as recorded in Map Book 5, Page 99, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record

The grantee herein agrees to assume and pay that certain mortgage recorded in Book 340, Page 77, in the Office of the Judge of Probate of Shelby County, Alabama, from Edward M. Brazo to Citizens Mortgage Corporation; said mortgage transferred and assigned to Hanover Trust Company and recorded in Book 8, Page 546. Said mortgage is in the amount of \$ 30,000.00.

BOOK 300 PAGE 549

19760825000081210 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/25/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 AUG 25 AM 10:02
Deed Book 50
Catherine Knighten Brazo
JUDGE OF PROBATE

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

And ~~X~~ (we) do for ~~XXXX~~ (ourselves) and for ~~XX~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (we) will and ~~XX~~ (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 13th day of August, 1976

(Seal)

(Seal)

(Seal)

Edward M. Brazo
Edward M. Brazo

(Seal)

Catherine Knighten Brazo
Catherine Knighten Brazo

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Patrick H. Boone, a Notary Public in and for said County, in said State, hereby certify that Edward M. Brazo and wife, Catherine Knighten Brazo 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 13th day of August, A. D., 1976

Patrick H. Boone
Public