

This instrument was prepared by

(Name) Michael A. Newsom, Attorney at Law

8057

(Address) Suite 2010 City Federal Building, Birmingham, Alabama 35203

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifteen Thousand Two Hundred Fifty and no/100 (\$15,250.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Homer L. Dobbs and wife, Peggy R. Dobbs; W. D. Upton and wife, Annie L. Upton,

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

Jerry F. Nelems and wife, Mary L. Nelems,

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

Lot 25, according to the Survey of Shadowbrook, as recorded in Map Book 6, on Page 102, in the Probate Office of Shelby County, Alabama.

Subject to taxes due for the year 1976.

Subject to 50-foot building set back line from Shadowbrook Trail.

Subject to utility easement on Southside of said lot as shown on recorded map of said subdivision.

Subject to transmission line permit to Alabama Power Company recorded in Deed Book 129, Page 567, in the Probate Office of Shelby County, Alabama.

Subject to title to minerals underlying caption lands, with mining rights and privileges belonging thereto.

Subject to restrictions and protective covenants appearing of record, as recorded in Book ^{Misc 16} 561, at Page 561, in the Office of the Judge of Probate of Shelby County, Alabama.

BOOK 300 PAGE 578

19760826000082160 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/26/1976 12:00:00AM FILED/CERT

STATE OF ALABAMA, SHELBY CO.
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED
1976 AUG 26 PM 12:57
Filed for 1550
Conf. by [Signature]
JUDGE OF PROBATE

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 26th day of August, 1976.

(Seal)

(Seal)

(Seal)

(Seal)

(Seal) Homer L. Dobbs

(Seal) Peggy R. Dobbs

(Seal) W.D. Upton

(Seal) Ann L. Upton

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Michael A. Newsom, a Notary Public in and for said County, in said State, hereby certify that: Homer L. Dobbs, and wife, Peggy R. Dobbs; W. D. Upton, and wife, Ann L. Upton 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 26th day of August, A. D., 1976.

Notary Public