

This instrument was prepared by

(Name) Michael A. Newsom, Attorney at Law 8058

(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 Fourteen Thousand Two Hundred and no/100 Dollars (\$14,200.00)

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

Derman Construction Co., Inc.

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

Lot 2, 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 easements over East and South sides 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, at Page 561, in the Office of the Judge of Probate of Shelby County, Alabama.



19760826000082190 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/26/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 AUG 26 PM 12:59
Deed Book 14-50
Cory M. Johnson
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) Annie 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 & wife, Annie L. Upton 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 26th day of August, A. D., 1976

Michael A. Newsom
Notary Public