

19760903000084460 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/03/1976 12:00:00AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

8255
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy Thousand and no/100 - - - - - DOLLARS,

to the undersigned grantor, *See Mtg \$57-589* Denman Construction Company, Inc. a corporation,
in hand paid by John Franklin Barefield, Jr.

the receipt of which is hereby acknowledged, the said Denman Construction Company, Inc.

does by these presents, grant, bargain, sell and convey unto the said John Franklin Barefield, Jr.

the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 12, in Block 5, according to Survey of Indian Valley,
Sixth Sector, as recorded in Map Book 5, Page 118, in the
Probate Office of Shelby County, Alabama. Situated in
Shelby County, Alabama

This conveyance is subject to the following:

1. Taxes for the year 1976
2. Restrictive covenants recorded in Misc. Book 2, Page 298 and in Misc. Book 2, Page 885, and amended restrictions recorded in Misc. Book 9, Page 143, in Probate Office
3. 50 foot building set back line from Indian Lake Drive
4. Utility easement across North and West sides of said lot as shown on recorded map of said subdivision
5. Easement to the Five T's, Inc. recorded in Deed Book 284, Page 885, in Probate Office
6. Transmission line permits to Ala. Power Company recorded in Deed Book 104, Page 213, and in Deed Book 107, Page 121, in Probate Office.
7. Title to minerals underlying caption lands with mining rights and privileges relating thereto

\$55,000.00 of the purchase price recited above was paid from a mortgage loan close simultaneously with delivery of this deed

TO HAVE AND TO HOLD, To the said John Franklin Barefield, Jr., his

heirs and assigns forever.

And said Denman Construction Company, INC. does for itself, its successors
and assigns, covenant with said John Franklin Barefield, Jr., his

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said John Franklin Barefield, Jr., his

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Denman Construction Company, Inc. by its

President, Henry C. Denman, Jr. , who is authorized to execute this conveyance,
has hereunto set his signature and seal, this the 1st day of September , 19 76.

DENMAN CONSTRUCTION COMPANY, INC.

By *Henry C. Denman, Jr.*
President

Secretary

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, THE UNDERSIGNED a Notary Public in and for said County, in
said State, hereby certify that Henry C. Denman, Jr.
whose name as President of Denman Construction Company, Inc.
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on
this day that, being informed of the contents of the conveyance, he, as such officer and with full authority,
executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 1st day of September , 19 76.

Notary Public