

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration

See Mtg 358-754

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Lester C. Wyatt, as Trustee of the Indenture of Trust (Stewart & Wyatt Trust), as recorded in Deed 288, Page 386

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

CDG Properties, a partnership

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

Shelby County, Alabama, to-wit:

That certain real property which is more particularly described as set forth on Exhibit "A", which is attached hereto and made a part hereof.

Subject to the following:

Advalorem taxes for the year 1976, a lien which is due and payable

Restrictions appearing of record in Deed 281, Page 6, in the Office of the Judge of Probate, Shelby County, Alabama.

Right of way granted to Alabama Power Company by instrument(s) recorded in Volume 101, Page 506; Volume 112, Page 513; Volume 138, Page 50, and Volume 170, Page 258 in the Office of the Judge of Probate, Shelby County, Alabama.

Right of way for highway as shown in Condemnation Proceedings as recorded in Final Record 13, Page 203, and Final Record 16, Pages 190 and 191.

\$60,000 of the recited consideration was paid from mortgage loan closed simultaneously herewith.



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 GRANTEE, 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. IN WITNESS WHEREOF, I have hereunto set MY hands(s) and seal(s), this 12th day of October, 1976.

(Seal) Lester C. Wyatt as Trustee of the Indenture of Trust (Stewart & Wyatt Trust), as recorded in Deed 288, Page 386. (Seal)

(Seal) (Seal) (Seal)

General Acknowledgment

STATE OF ALABAMA

COUNTY

I, the undersigned, hereby certify that (Signature) as (Signature) in (Signature) signed to the foregoing conveyance, and who known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 12th day of October, 1976.

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Lester C. Wyatt whose name as Trustee of the Indenture of Trust (Stewart & Wyatt Trust), as recorded in Deed 288, Page 386, 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 Trustee, and with full authority, executed the same voluntarily for and acting in his capacity as Trustee of the Indenture of Trust (Stewart & Wyatt Trust), as recorded in Deed 288, Page 386.

Given under my hand and official seal this 12th day of October, 1976.

James R. Davis
Notary Public

BOOK 301 PAGE 524

19761016000099260 2/2 \$.00
Shelby Cnty Judge of Probate, AL
10/16/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 OCT 16 AM 9:47
See Mtg 358-754
Conrad M. B. Smith
JUDGE OF PROBATE

RETURN TO: James R. Davis
Attorney at Law
202 Title Building
Birmingham, Alabama 35203

Lester C. Wyatt

TO

Stewart & Wyatt Trust

WARRANTY DEED

STATE OF ALABAMA,
County.

Judge of Probate

LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
RECORD FEE \$
TOTAL \$