

This instrument was prepared by

(Name) Ralph W. Hill 2271

(Address) Brierfield, Ala.

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

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$4,281.00 and assumption of a first mortgage specified below:

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Howard B. Clowdus, a single person

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Bible Baptist Church of Wilton, Wilton, Alabama

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

Lots 11 & 12, Block "D", according to the plat of Wilmont Subdivision as recorded in Map Book 3, Page 124 in the Probate Office of Shelby County, Alabama.

Conveyance is subject to a first mortgage to Robinson Mortgage Co., Inc., dated October 30, 1972 in the amount of \$20,000.00 and recorded in Book 326 at Page 870, and assigned to Spencer Savings & Loan Assn., as recorded in Book Misc. 3 at Page 347, and recorded in the Probate Office of Shelby County, Alabama. Subject mortgage is being serviced and collected by Engel Mortgage Company, Inc., Birmingham, Alabama.

BOOK 302 PAGE 757

19761220000122640 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/20/1976 12:00:00 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY
INSTRUMENT WAS FILED
1976 DEC 20 PM 12:53
Book 302 p 650
Certified
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, I have hereunto set hands(s) and seal(s), this 10th day of December, 1976.

(Seal) _____ (Seal)
Howard B. Clowdus
(Seal) _____ (Seal)
(Seal) _____ (Seal)

Colorado
STATE OF ~~ALABAMA~~
Arapahoe COUNTY }

General Acknowledgment

I, Elizabeth A. Weedman, a Notary Public in and for said County, in said State, hereby certify that Howard B. Clowdus whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of December, A. D., 1976.

Notary Public

My commission expires 2/13/80