

This instrument was prepared by

(Name) Morene B. Donnelly

5708

(Address) 2042 Montreat Drive, Birmingham, Alabama 35216

CORPORATION FORM WARRANTY DEED - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVEN THOUSAND FIVE HUNDRED AND NO/100 (\$7,500.00) - - - DOLLARS,

to the undersigned grantor, SAM BENNETT REALTY AND DEVELOPMENT COMPANY, Inc. a corporation,
in hand paid by

BARRETT BUILDERS, Inc.

the receipt of which is hereby acknowledged, the said

SAM BENNETT REALTY AND DEVELOPMENT COMPANY, Inc.

does by these presents, grant, bargain, sell and convey unto the said

BARRETT BUILDERS, Inc.

the following described real estate, situated in Shelby County, Alabama.

Lot 28, in Block 1, according to the map and survey of Southwind, Second Sector, as
recorded in Map Book 6, Page 106, in the Probate Office of Shelby County, Alabama.

SUBJECT TO THE FOLLOWING:

Easements and building line as shown by recorded plat.

Easement to Alabama Power Company as recorded in Volume 302, Page 78, in the Probate
Office of Shelby County, Alabama.

Restrictions as recorded in Misc. Record 16, Page 673, in the said Probate Office.

Restrictive Covenants as recorded in Misc. Record 17, Page 397, in the said Probate
Office.

Taxes for the current year.



19770218000015470 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/18/1977 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD, To the said

successors

BARRETT BUILDERS, Inc. its

/xxx and assigns forever.

And said SAM BENNETT REALTY AND DEVELOPMENT COMPANY, Inc. does for itself, its successors
and assigns, covenant with said

successors BARRETT BUILDERS, Inc., its

/xxx and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, 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

successors BARRETT BUILDERS, Inc., its

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

IN WITNESS WHEREOF, the said SAM BENNETT REALTY AND DEVELOPMENT COMPANY, Inc. by its

President, Sam W. Bennett

, who is authorized to execute this conveyance,

has hereto set its signature and seal, this the 11th day of February, 1977.

ATTEST:

STATE OF ALABAMA
COUNTY OF SHELBY
INSTRUMENT WAS FILED
1977 FEB 18 PM 12:12
Dd. Jay \$7.50
Rec. 1.50
Ind. 1.00
Secretary 10.00

SAM BENNETT REALTY AND DEVELOPMENT CO., INC.

By: [Signature] President
Sam W. Bennett

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned a Notary Public in and for said County, in
said State, hereby certify that Sam W. Bennett
whose name as President of SAM BENNETT REALTY AND DEVELOPMENT 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 11th day of February, 1977.

Morene B. Donnelly
Notary Public