

This instrument was prepared by

(Name) Michael A. Newsom, Attorney at Law

(Address) 2010 City Federal Building, Birmingham, Alabama 35203

6038

WARRANTY DEED, ~~JANUARY 1977~~ LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighteen Thousand Four Hundred Fifty and no/100 (\$18,450.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Homer L. Dobbs and wife, Peggy R. Dobbs; W. D. Upton and wife, Annie L. Upton,

(herein referred to as grantors) do grant, bargain, sell and convey unto

F & G Builders, Inc., a corporation,

(herein referred to as GRANTEES) ~~in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated~~

in Shelby County, Alabama to-wit:

Lot 8, according to Survey of Shadowbrook, as recorded in Map Book 6, Page 102, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1977 and subsequent years.

Subject to restrictive covenants filed for record on August 26, 1976, and recorded in Misc. Book 16, Page 561.

Subject to 50-foot building set back lines from Mountain Run and Shady Cove.

Subject to 20-foot utility easement over West side and 10-foot utility easements over South and East sides of said lot, all as shown on recorded map of said subdivision.

Subject to title to minerals underlying caption lands with mining rights and privileges pertaining thereto.

Subject to transmission line permit to Alabama Power Company recorded in Deed Book 129, Page 567, in Probate Office.

Subject to permit to Alabama Power Company dated July 13, 1976, and recorded in Deed Book 301, Page 562, and Agreement with Alabama Power Company dated June 24, 1976, and recorded in Misc. Book 17, Page 386, in Probate Office.

Subject to restrictive covenants concerning underground cables, recorded in Misc. Book 17, Page 393, in Probate Office.



19770302000019180 1/2 \$.00
Shelby Cnty Judge of Probate, AL
03/02/1977 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD to the said GRANTEES ~~in fee simple, and to the heirs and assigns forever, together with every contingent remainder and right of reversion.~~

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 hand(s) and seal(s), this 25th day of February, 1977.

~~WITNESSES:~~

Homer L. Dobbs (Seal)

Peggy R. Dobbs (Seal)

By: Homer L. Dobbs (Seal)

Homer L. Dobbs, attorney in fact

W. D. Upton (Seal)

Annie L. Upton (Seal)

By: W. D. Upton (Seal)

W. D. Upton, attorney in fact

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, individually, and W. D. Upton, individually, whose names 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 25th day of February, A. D., 1977.

Notary Public.

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Michael A. Newsom, a Notary Public in and for said County, in said State, hereby certify that Homer L. Dobbs, as Attorney in Fact for Peggy R. Dobbs, under instrument recorded in Book 17, Page 32, in the Office of the Judge of Probate of Shelby County, and W. D. Upton, as Attorney in Fact for Annie L. Upton, under instrument recorded in Book 17, Page 34, in said Probate Office, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that pursuant to the powers of attorney referred to hereinabove, and with full authority as such attorneys in fact for the said principals, and 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 25th day of February, 1977.

Michael A. Newsom
Notary Public

STATE OF ALABAMA
JEFFERSON COUNTY
INSTRUMENT WAS FILED

1977 MAR 2 AM 8:56

Thomas A. Newsom, Jr.
JUDGE OF PROBATE

Doc. Fee 50
Rec. 4.00
Ind. 1.00
\$5.50
See Mtg. 362-146

19770302000019180 2/2 \$.00
Shelby Cnty Judge of Probate, AL
03/02/1977 12:00:00AM FILED/CERT

1 Hank Telle
RETURN TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

TO

THIS FORM FROM
LAND TITLE COMPANY OF ALABAMA
112 NORTH 21st STREET
BIRMINGHAM, ALABAMA 35203