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lanly Yeild
27 Brown-Marx Building
Birmingham, Alabama 35203

WARRANTY DEED

STATE OF ALABAMA)

7146

COUNTY OF SHELBY)

19770404000030500 1/2 \$.00
Shelby Cnty Judge of Probate, AL
04/04/1977 12:00:00AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of
Ninety Six Thousand and No/100 Dollars (\$96,000.00) and the execution
of a Purchase Money Mortgage to the undersigned grantor, BIRMINGHAM-
SOUTHERN COLLEGE, a corporation, in hand paid by Albert W. Keller,
grantee, the receipt of which is hereby acknowledged, the said
BIRMINGHAM-SOUTHERN COLLEGE, does by these presents, grant, bargain,
sell and convey unto the said Albert W. Keller the following described
real estate, situated in Shelby County, Alabama, to-wit:

Southwest 1/4 of Section 6, Township 19 South,
Range 1 West of the Huntsville Meridian, situated
in Shelby County, Alabama.

Subject to current taxes.

Subject to right of way to Shelby County recorded
in Deed Book 135, Page 50, in the Probate Office
of Shelby County, Alabama.

Until the Purchase Money Mortgage executed simul-
taneously herewith is paid in full, Albert W. Keller,
his heirs and assigns, agree that the only development
to occur on any of subject property will be residential
homes with a minimum of 1800 square feet and minimum
sales price of \$60,000, except that the property south
of Cahaba Valley Road (Highway 119) may be developed
commercially, and furthermore that public paved road
access shall be provided at grantee's expense from
Cahaba Valley Road to property remaining covered by
the Purchase Money Mortgage.

TO HAVE AND TO HOLD, to the said Albert W. Keller, his heirs
and assigns forever. And said BIRMINGHAM-SOUTHERN COLLEGE, does for
itself, its successors and assigns, covenant with the said Albert W.
Keller, his heirs and assigns, that it is lawfully seized in fee simple
of said premises, that they are free from all encumbrances, except as
mentioned above, 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 Albert W. Keller,
his heirs, executors and assigns forever, against the lawful claims
of all persons.

IN WITNESS WHEREOF, the said BIRMINGHAM-SOUTHERN COLLEGE,
by its President, Neal R. Berte, and its Treasurer, Ernest B. Chew,

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Jr., who are authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of March, 1977.

BIRMINGHAM-SOUTHERN COLLEGE

BY: Neal R. Berte
Neal R. Berte, Its President

BY: Ernest B. Chew, Jr.
Ernest B. Chew, Jr., Its Treasurer

STATE OF ALABAMA)

JEFFERSON COUNTY)

19770404000030500 2/2 \$.00
Shelby Cnty Judge of Probate, AL
04/04/1977 12:00:00AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Neal R. Berte, whose name as President and Ernest B. Chew, Jr., whose name as Treasurer of BIRMINGHAM-SOUTHERN COLLEGE, a corporation, 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, as such officers 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 28th day of March, 1977.

Heraldine C. Young
Notary Public

Did pay \$96.00
RECEIVED APR 4 1977
Rec 3.00
Inv 1.00
\$100.00

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