

This instrument was prepared by

(Name) Dale Corley

(Address) 2117 Magnolia Avenue

9581

19770610000057170 1/2 \$.00
Shelby Cnty Judge of Probate, AL
06/10/1977 12:00:00AM FILED/CERT

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

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty-Six Thousand One Hundred and no/100 -----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Ronald E. Hamilton and wife, Sue V. Hamilton

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

James E. Anderson

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

Lot 8, Block 8, according to Map and Survey of Kerry Downs, a Subdivision of Inverness, as recorded in Map Book 5, Page 135-136, in the Probate Office of Shelby County, Alabama, Situated in Shelby County, Alabama.

Subject to:

1. Current taxes.
2. Restrictive covenants filed June 21, 1973, and recorded in Misc. Book 5, Page 36, and filed July 13, 1973, in Misc. Book 5, Page 268, in said Probate Office.
3. Permit of South Central Bell dated April 11, 1973, and recorded in Deed Book 279, Page 817 and permit to Alabama Power Company recorded in Deed Book 281, Page 497, and Deed Book 283, Page 208, in said Probate Office.
4. Restrictive covenants as to underground cables, dated July 16, 1973, and recorded in Misc. Book 5, Page 625 and agreement with Alabama Power Co. dated July 16, 1973, and recorded in Misc. Book 5, Page 626, in Probate Office.
5. Title to minerals underlying caption lands with mining rights and privileges belonging thereto.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Collateral Investment Company, recorded in Mortgage Book 346, Page 332, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And ~~X~~ (we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~K~~ (we) will and ~~defend~~ (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} hands(s) and seal(s), this 31st day of May, 1977.

CORLEY & HALBROOKS

ATTORNEYS AT LAW

SUITE 103

2117 MAGNOLIA AVENUE

BIRMINGHAM, ALABAMA 35205

(Seal)

(Seal)

(Seal)

Ronald E. Hamilton (Seal)
Ronald E. Hamilton

(Seal)

Sue V. Hamilton (Seal)
Sue V. Hamilton

STATE OF ALABAMA

Tallapoosa COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronald E. Hamilton, a married man whose name 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 who executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of May, A. D., 1977.

My Commission expires

6/24/77

Notary Public

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sue V. Hamilton, a married woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, teing informed of the contents of the conveyance who executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of May A.D., 1977.

William H. Holbrook
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1977 JUN 10 AM 9:48

Thomas A. Snowden, Jr. *Deed Tax 36.50*
JUDGE OF PROBATE *Rec. 3.00*
Incl. 1.00
40.50

BOOK 305 PAGE 891



19770610000057170 2/2 \$.00
Shelby Cnty Judge of Probate, AL
06/10/1977 12:00:00AM FILED/CERT

RETURN TO:

CORLEY & HAMILTONS
2117 MAGNOLIA AVENUE
SUITE 103
BIRMINGHAM, ALA. 35203

TO

WARRANTY DEED

STATE OF ALABAMA,
County.

Judge of Probate

This Form Furnished by

LAND TITLE COMPANY OF ALABAMA

112 NORTH 21st STREET
BIRMINGHAM, ALABAMA 35203

RECORD FEE \$