

This instrument was prepared by

(Name) Thomas L. Foster, Attorney at Law

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

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 Five Hundred and no/100 (\$36,500.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Robert J. Gerchow, II and wife, Karen H. Gerchow,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Brenda K. Hyde, an unmarried woman,

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

Lot 16 in Block 4 Oak Mountain Estates, Second Sector, according to Map as recorded in Map Book 5 on page 76 in Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to Taxes for 1977 and subsequent years. 1977 taxes are a lien but not yet due and payable until October 1, 1977.

Subject to restrictive covenants and conditions filed for record on 29th June 1971 in Book 268, Page 620.

Subject to 30 foot building set back line from Overhill Drive.

Subject to transmission line permit to Ala. Power Co. and Sou. Bell Telephone and Telegraph Company dated 17th May, 1971 and recorded in D. Book 269 page 414 in Probate Office.

\$30,500.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

BOOK 307 PAGE 359

19770822000087440 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/22/1977 12:00:00AM FILED/CERT

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, we have hereunto set OUR hands(s) and seal(s), this 17th day of August, 1977.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT TO BE
(Seal)

1977 AUG 22 AM 9:00 (Seal)

Thomas L. Foster
JUDGE OF PROBATE (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

Qued. 6.00
Rec. 1.50
Ind. 1.00
8.50

Secnty. 368-659
General Acknowledgment

Robert J. Gerchow, II (Seal)

Karen H. Gerchow (Seal)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert J. Gerchow, II and wife, Karen H. Gerchow 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 17th day of August, A. D., 1977

Helen Hays Richardson
Notary Public