

This instrument was prepared by

(Name) Michael A. Newsom, Attorney at Law

(Address) 2010 City Federal Building, Birmingham, Al. 35203

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

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

2271

That in consideration of Fifteen Thousand, Nine Hundred and no/100 Dollars (\$15,900.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Homer L. Dobbs, and wife, Peggy R. Dobbs; W.D. Upton and wife, Annie L. Upton

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

Indianwood Building Company, Inc.

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

Lot 45, according to the Survey of Shadowbrook, as recorded in Map Book 6, Page 102, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama

Subject to taxes for 1977 and subsequent years.

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

Subject to 50-foot building set back line from Brook Run.

Subject to Utility easements 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 Co. recorded in Deed Book 129, page 567, in Probate Office.

Subject to permit to Alabama Power Co. dated July 13, 1976, and recorded in Deed Book 301, Page 562, and Agreement with Alabama Power Co. 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.

BOOK 308 PAGE 90

STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED 1977 SEP 30 AM 10:33

Deed fee - 16.00 Rec - 4.00 Int. - 1.00 21.00



19770930000103500 1/2 \$.00 Shelby Cnty Judge of Probate, AL 09/30/1977 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 23rd day of September, 1977.

Homer L. Dobbs (Seal) Peggy R. Dobbs (Seal) Homer L. Dobbs (Seal) (Attorney in Fact)

W.D. Upton (Seal) Annie L. Upton (Seal) W.D. Upton (Seal) (Attorney in Fact)

STATE OF ALABAMA Jefferson COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Homer L. Dobbs 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 23rd day of September, A. D., 1977

Michael A. Newsom Notary Public

43.2. [redacted]

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Noatary Public in and for said county, in said state, hereby certify that Homer L. Dobbs, as attorney in fact for Peggy R. Dobbs, his wife, and W. D. Upton, as attorney in fact for Annie L. Upton, his wife, 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 the 23rd day of September, 1977.

Michael D. Johnson
Notary Public

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19770930000103500 2/2 \$.00
Shelby Cnty Judge of Probate, AL
09/30/1977 12:00:00AM FILED/CERT

*Witness returned to 1977
Mortgage Book Dept.*

*Homer L. Dobbs, Peggy R. Dobbs
W.D. Upton & Annie L. Upton*

Shelby County Building Dept.

\$18.50