

This instrument was prepared by

(Name) Sue Siggers

3182

(Address) P.O. Box 385, Pelham, Alabama

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

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eight thousand 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, James F. Duncan and Nancy M. Duncan

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Bill Brantley Construction Co., Inc.

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

Lot 2, according to the survey of Little Oak Ridge Estates, First Sector, as recorded in Map Book 5, page 30, in the office of the Probate Judge of Shelby County, Alabama.

BOOK 308 PAGE 361

19771014000109670 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/14/1977 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 14th day of October, 1977.

Ray Tucker (Seal)

James F. Duncan (Seal)

Nancy M. Duncan (Seal)

Deed Tax (Seal) 8.00
Rec. (Seal) 1.50
1.00
10.50

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, Martha Sue Siggers, a Notary Public in and for said County, in said State, hereby certify that James F. and Nancy M. Duncan 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 14th day of October

A. D., 1977

Bill Brantley Const. Co., Inc.

Martha Sue Siggers

(Notary Public)