

This instrument was prepared by:

NORMAN K. BROWN, ATTORNEY
1813 - 3rd Avenue North
Bessemer, Alabama 35020

REAL

329 PAGE 374

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WARRANTY DEED

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19771205000130080 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/05/1977 12:00:00AM FILED/CERT

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY)

That in consideration of ELEVEN THOUSAND, NINE HUNDRED FIFTY DOLLARS (\$11,950.00) CASH, receipt whereof is hereby acknowledged; the assumption of that certain mortgage from Guy B. Adderhold and John W. McDonald, Jr., to Agnes B. Simonetti, recorded in Real 203, Page 471, Probate Office of the Bessemer Division of Jefferson County, Alabama, and in Mortgage Book 331, Page 585, Probate Office of Shelby County, Alabama, and Grantees agree to indemnify and hold harmless Grantors from any loss resulting from a default therein; and the execution of a second purchase money mortgage to Grantors for the sum of THIRTY THREE THOUSAND, THREE HUNDRED FIFTY DOLLARS (\$33,350.00), we, GUY B. ADDERHOLD, an unmarried man, and JOHN W. McDONALD, JR., and wife, DONNIS B. McDONALD (herein referred to as Grantors) do grant, bargain, sell and convey unto JAMES NELSON GREEN and ARTHUR S. LUDWIG, JR. (herein referred to as Grantees) the following described real estate situated partly in Jefferson County, Alabama, and partly in Shelby County, Alabama, to-wit:

Lot 32 and 33, according to the Survey of Cahaba River Estates, as recorded in Map Book 17, Page 64, in the Bessemer Division of the Office of the Judge of Probate of Jefferson County, Alabama, and as recorded in Map Book 3, Page 11, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to the above mortgage, taxes now due and current year's taxes, which Grantees assume and agree to pay, and easements and restrictions of record.

TO HAVE AND TO HOLD to the said Grantees, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators, covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 and seals, this 1st day of December, 1977.

STATE OF ALABAMA)
BESSEMER DIVISION
INSTRUMENT FILED

REAL 329 PAGE 374
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Guy B. Adderhold (SEAL)
GUY B. ADDERHOLD

John W. McDonald, Jr. (SEAL)
JOHN W. McDONALD, JR.

Donnis B. McDonald (SEAL)
DONNIS B. McDONALD

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Guy B. Adderhold, an unmarried man, and John W. McDonald, Jr., and wife, Donnis B. McDonald, 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 each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 1st day of December, 1977.

Sandra M. Lightsey
NOTARY PUBLIC

October 13, 1993