

NAME

M. S. Thomas Attorney

ADDRESS

521. Massey Bldg 814 N Ala 35203

WARRANTY DEED (Without Survivorship)

6089

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of Seventy-three Thousand Five Hundred and no/100 (\$73,500.00) DOLLARS

to the undersigned grantor Richard T. Richards and wife Virginia P. Richards

in hand paid by Thomas S. Banks, Jr.

the receipt whereof is acknowledged we the said Richard T. Richards and wife Virginia P. Richards

do grant, bargain, sell and convey unto the said Thomas S. Banks, Jr.

the following described real estate, situated in Shelby County, Alabama,

to-wit: Lot 14, in Block 2, according to the Survey of Indian Valley, Sixth Sector, as recorded in Map Book 5, Page 118, in the Office of the Judge of Probate of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to:

1. Ad valorem taxes to and payable on October 1, 1978.
2. A 35 foot building set back line as shown by record plat.
3. Easements over the Southerly 10 feet and Easterly 10 feet of subject property for public utilities, as shown by record plat.
4. Restrictions, conditions and limitations in Misc. Volume 2, Page 298 Misc. Volume 2, Page 885, and Amended in Misc. Volume 9, Page 143, which contain no reversionary clause.
5. Easements to Alabama Power Company in Deed Book 104, Page 213, and Deed Book 107, Page 121.

\$58,800.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed.



19780104000000890 1/2 \$.00
Shelby Cnty Judge of Probate, AL
01/04/1978 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD, To the said Thomas S. Banks, Jr., his

heirs and assigns forever.

And WE do, for US and for OUR heirs, executors and administrators, covenant

with the said Thomas S. Banks, Jr., his

heirs and assigns, that WE are lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that they have a good right to sell and convey the same as aforesaid; that they will, and their heirs,

executors and administrators shall warrant and defend the same to the said Thomas S. Banks, Jr.

heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, WE have hereunto set OUR hand and seal

this 30th day of December

WITNESSES

1977

Richard T. Richards

Richard T. Richards

Virginia P. Richards

Virginia P. Richards

RETURN TO Home Federal S & S 15560
213 No. 20th St.

Richard T. Richards

Virginia P. Richards

TO

Thomas S. Banks, Jr.

WARRANTY DEED

(WITHOUT SURVIVORSHIP)

STATE OF ALABAMA,

County.

This form furnished by

ALABAMA TITLE COMPANY, INC.

Agents for

COMMONWEALTH LAND TITLE INSURANCE CO.

615 No. 21st Street

Birmingham, Alabama 35203

Judge of Probate

COMMONWEALTH LAND TITLE INSURANCE

COMPANY

Form 1001-1

State of

Alabama

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard T. Richards + wife Virginia P. Richards

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 30th day of December A. D., 1977

Notary Public

State of

COUNTY

General Acknowledgment

I, a Notary Public in and for said County, in said State, hereby certify that

whose name signed to the foregoing conveyance, and who known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this day of A. D., 19



19780104000000890 2/2 \$.00
Shelby Cnty Judge of Probate, AL
01/04/1978 12:00:00AM FILED/CERT

Notary Public

State of

COUNTY

Corporation Acknowledgment

I, a Notary Public in and for said County in said State, hereby certify that

whose name as of a Corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand, this the day of 19

Notary Public