This instrument prepared by [redacted] 7031 [redacted]

(Name) William H. Halbrooks

(Address) 2117 Magnolia Avenue, Birmingham, AL

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

STATE OF ALABAMA
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Nineteen Thousand and no/100 Dollars ($119,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Floyd T. Garrett and wife, Colleen B. Garrett

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

Bill L. Tilton

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

BOOK 310 PAGE 162

Lot 21, according to Plat of Sector Two, Spring Garden Estates, as recorded in the Probate Office of Shelby County, Alabama, in Map Book 5, Page 12.
Situated in Shelby County, Alabama.

SUBJECT TO:
Restrictive covenants and conditions in Deed Book 245, page 297.
Permits to Alabama Power in Deed Book 101, page 519, Deed Book 180, page 288 and Deed Book 220, page 358; also permit in Deed Book 219, page 374.
$79,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

1978013000011570 1/1 $.00
Shelby Cnty Judge of Probate,AL
01/30/1978 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And X (we) do for XXXXX (ourselves) and for XX (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that XXX (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that X (we) have a good right to sell and convey the same as aforesaid; that X (we) will and XXX (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 21st day of January, 1978

Deed 40.00
Rec. 1.50
Ind. 1.00
42.50

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1978 JAN 30 AM 9:30

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Thomas A. Goodwin (Seal)
JUDGE OF PROBATE

Floyd T. Garrett (Seal)
Floyd T. Garrett

Colleen B. Garrett (Seal)
Colleen B. Garrett

(Seal)

STATE OF ALABAMA
Jefferson COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Floyd T. Garrett and wife, Colleen B. Garrett whose name s 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 21st day of January A. D. 19 78

William H. Halbrooks
Notary Public