

This instrument was prepared by

(Name) WILLIAM J. WYNN

(Address) 621 CITY FEDERAL BUILDING, BIRMINGHAM, ALABAMA 35203

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

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FORTY FOUR THOUSAND AND NO/100

(\$33,211.00 of the above consideration being in the form of mortgage assumed).

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, JAMES LAWSON ALVIS AND WIFE, BONNIE JEAN ALVIS

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
LUTE O'CONNELL, AN UNMARRIED WOMAN

19780313000031000 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/13/1978 12:00:00AM FILED/CERT

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

Unit "B", Building 3, of Lot 3, Chandalar South Townhouses, as recorded in Map Book 6, Page 6, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Commence at the most Southerly corner of Lot 3, thence in a North-westerly direction along the Southwest line of Lot 3 a distance of 50.85 feet, thence 90 degrees right in a Northeasterly direction a distance of 15.0 feet to the point of beginning; said point being further identified as being the point of intersection of the center line of the wood fence enclosing the fronts of Units "A", "B", "C" and "D", and the center line of the wood fence common to Units "B" and "C", thence continue in a Northeasterly direction along the center line of said fence, party wall and fence a distance of 68.0 feet to intersection of the center line of the fence enclosing the backs of Units "A", "B", "C" and "D", thence left in a Northwesterly direction along the center line of last described fence for a distance of 23.86 feet to intersection of the center line of the wood fence common to Units "A" and "B", thence left in a South-westerly direction along the center line of said fence, party wall and fence a distance of 68.0 feet to intersection of the center line of the fence enclosing the fronts of Units "A", "B", "C" and "D", thence left in a Southeasterly direction along the center line of last described fence a distance of 24.14 feet to the point of beginning.

Subject to:

1. Ad Valorem taxes due and payable October 1, 1978.
2. Easements, restrictions, covenants, conditions, assessments, agreements, permits and transmission lines of record.
3. Mortgage from James Lawson Alvis and wife, Bonnie Jean Alvis, to Johnson-Rast & Hays Co. dated June 24, 1974, recorded in Mortgage Book 340, Page 317, which was assigned to Peoples Savings Bank, by instrument dated September 16, 1975, recorded in Misc. Book 12, Page 685, in Probate Office of Shelby County, Alabama, which grantee assumes and agrees 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 2 day of MARCH, 1978

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
(Seal)
1978 MAR 13 AM 10:32
(Seal)

Thomas A. Snowdon, Jr.
JUDGE OF PROBATE (Seal)

James Lawson Alvis (Seal)
JAMES LAWSON ALVIS

Bonnie Jean Alvis (Seal)
BONNIE JEAN ALVIS

STATE OF TEXAS

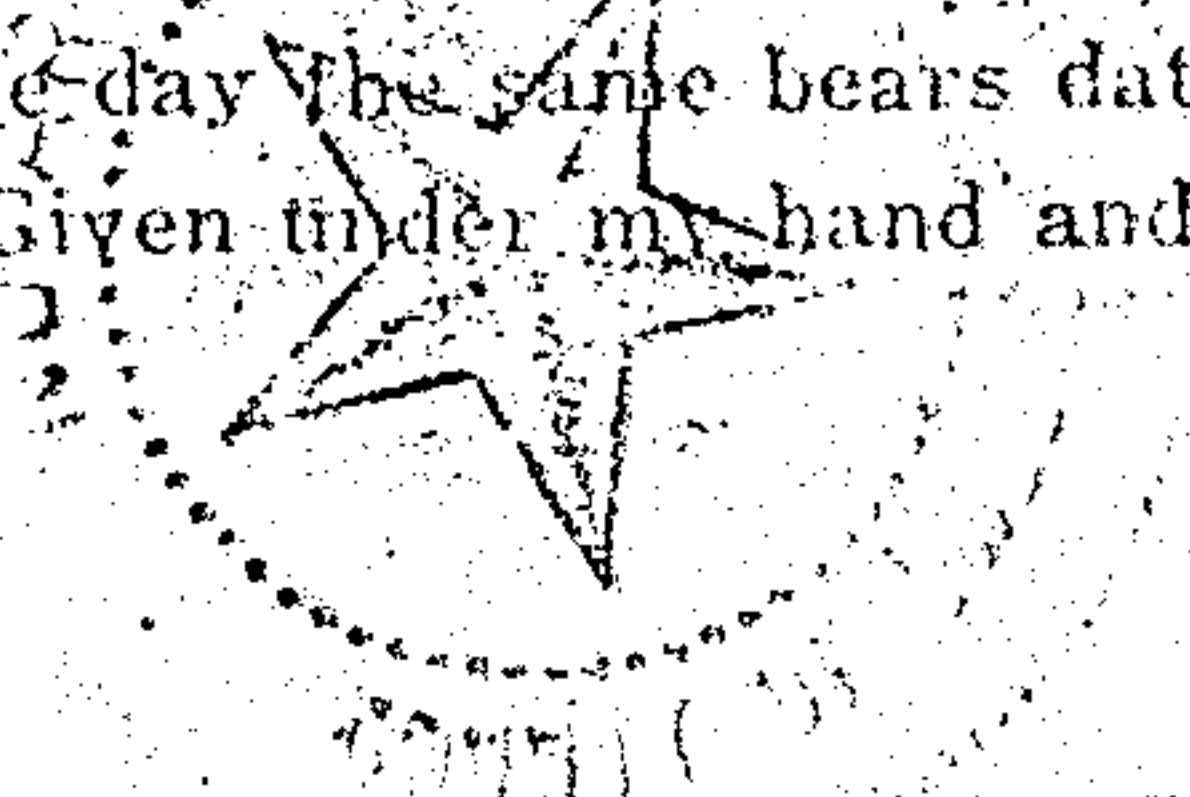
Dallas COUNTY

Recd 11.00
Rec. 1.50
Ind. 1.00
13.50

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES LAWSON ALVIS AND WIFE, BONNIE JEAN ALVIS 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of MARCH, A. D., 1978



Notary Public

William J. Wynn