

THIS INSTRUMENT WAS PREPARED BY:

Name: H. B. Nelson, Jr.
Address: P. O. Box 43248; Birmingham, Alabama 35243

STATE OF ALABAMA)
COUNTY OF SHELBY)

D E E D

841
19780425000048990 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/25/1978 12:00:00AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of SIXTY FIVE THOUSAND NINE HUNDRED THIRTY SEVEN DOLLARS AND NO CENTS (\$65,937.00) to the undersigned GRANTOR, 2154 TRADING CORPORATION, a corporation, D/B/A INVERNESS, (herein "GRANTOR"), in hand paid by FRANK H. RICHARDS AND MARTHA W. RICHARDS (WIFE) (herein referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto the said GRANTEE, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 13, Block 1, according to the Plat of Selkirk, a subdivision of Inverness, as recorded in Map Book 6, Page 163, in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is subject to the following:

1. Ad valorem taxes due and payable October 1, 19 78.
2. Said property is subject to those protective covenants or restrictions recorded in Miscellaneous Book 21, Pages 10-22, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Easements, rights of way, and set-back lines of record.
4. Mineral and mining rights not owned by GRANTOR.
5. Any applicable zoning ordinances.

TO HAVE AND TO HOLD, to the said GRANTEE, its successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has caused this conveyance to be executed by the respective duly authorized officers thereunto on this 21st day of April, 19 78.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1978 APR 25 AM 9:48

Rec 1350
150
100
1600
JUDGE OF PROBATE

STATE OF Georgia
COUNTY OF DeKalb

2154 TRADING CORPORATION

James A. McEwen
Vice President

Qu mty. 377-258

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James A. McEwen, whose name as Vice President of 2154 Trading Corporation, 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 and official seal, this the 21st day of April, 19 78.

Robert A. Smith
Notary Public

Notary Public Georgia State at Large
My Commission Expires: 2-17-81

BOOK 311 PAGE 652
Larry L. Halcomb
3512 Old Montg. Hwy.
D.C.