

54

THIS INSTRUMENT PREPARED

NAME Daniel M. Spitler, Attorney  
1970 Chandalar South Office Park  
ADDRESS Pelham, Alabama 35124  
WARRANTY DEED (Without Survivorship) ALABAMA TITLE CO., INC.

State of Alabama } Know All Men By These Presents,  
SHELBY COUNTY }  
That in consideration Thirty-Nine Thousand Eight Hundred and No/100-----DOLLARS  
to the undersigned grantors, Leonard Carew Herrmann and wife, Maude Jones Herrmann  
in hand paid by Mary Frances Bratcher  
the receipt whereof is acknowledged we the said  
Leonard Carew Herrmann and wife, Maude Jones Herrmann  
do grant, bargain, sell and convey unto the said  
Mary Frances Bratcher  
the following described real estate, situated in Shelby County, Alabama,  
to-wit:

Lot 14, Block 6, all according to Arden Subdivision  
to the Town of Montevallo, Alabama, as recorded in  
Map Book 3, Page 64, in the Probate Office of Shelby  
County, Alabama, and subject to the restrictions and  
covenants heretofore made by the Montevallo Develop-  
ment Company in the use of said lands heretofore made  
and which is shown of record in Deed Book 139, Page  
269, in said Probate Office.

Subject to easements and restrictions of record.

BOOK 311 PAGE 764

19780501000051100 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
05/01/1978 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1978 MAY -1 AM 11: 12

Deed 40.00  
Rec. 1.50  
Duded 1.00  
42.50

Thomas G. Snowdon, Jr.  
JUDGE OF PROBATE

TO HAVE AND TO HOLD, to the said GRANTEE(S) his, her or their 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:

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 hand and seal, this 25th  
day of April, 19 78.

WITNESS:  
\_\_\_\_\_  
\_\_\_\_\_

Leonard Carew Herrmann  
Leonard Carew Herrmann

Maude Jones Herrmann  
Maude Jones Herrmann

State of ALABAMA }  
SHELBY COUNTY } General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Leonard Carew Herrmann and wife, Maude Jones Herrmann  
whose names are signed to the foregoing conveyance, and who are know 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 25th day of April A. D., 1978.

Daniel Spitler

Notary Public