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Shelby Cnty Judge of Probate, AL
05/02/1978 12:00:00AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

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

\$58,000.00 of the purchase price recited above was paid from a mort
loan closed simultaneously with delivery of this deed.

STATE OF ALABAMA)

D E E D

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of
SIXTY EIGHT THOUSAND SIXTY ONE DOLLARS AND NO CENTS (\$68,061.00)
to the undersigned GRANTOR, 2154 TRADING CORPORATION, a corporation,
D/B/A INVERNESS, (herein "GRANTOR"), in hand paid by
GEORGE W. SPEARS AND JANE M. SPEARS (WIFE)
(herein referred to as "GRANTEE"), the receipt of which is hereby acknow-
ledged, 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 41, 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
24th day of March, 19 78.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1978 MAY -2 AM 8:53

2154 TRADING CORPORATION

[Signature]

Vice President

STATE OF

JUDGE OF PROBATE

COUNTY OF

Deed 10.00
Rec. 1.50
Dnd. 1.00
13.00

Secnty. 377-502

I, the undersigned, a Notary Public in and for said County,
in said State, hereby certify that C. E. Spears,
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 24th day of March, 19 78.

[Signature]
Notary Public

Notary Public Georgia State at Large
My Commission Expires

Michael J. Romeo

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