

THIS INSTRUMENT WAS PREPARED BY:

Name: Nancy E. Johannaber
Address: 47 Perimeter Center E., NE; Suite 650; Atlanta, GA 30346

STATE OF ALABAMA)

COUNTY OF SHELBY)

D E E D

19780607000071470 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/07/1978 12:00:00AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Sixty-three thousand nine hundred dollars (\$63,900.00) to the undersigned GRANTOR, 2154 TRADING CORPORATION, a corporation, D/B/A INVERNESS, (herein "GRANTOR"), in hand paid by Clifford E. Waits, Jr. & Cheryl S. Waits to be held jointly with the right of survivorship (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 7, 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, 1978.
2. Said property is subject to those protective covenants or restrictions recorded in Miscellaneous Book 21, Pages 10 & 376, 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.

\$60,700.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

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 10th day of May, 19 78.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1978 JUN -7 AM 10:58

2154 TRADING CORPORATION

Vice President

STATE OF

COUNTY OF

Deed 3.50
Rec. 1.50
Index 1.00
6.00

County - 379-01

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Clifford E. Waits, Jr., 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 10th day of May, 19 78.

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