

THIS INSTRUMENT PREPARED

NAME James J. Odom, Jr. 1962  
620 North 22nd Street  
ADDRESS Birmingham, Alabama 35203

19780703000085450 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
07/03/1978 12:00:00AM FILED/CERT

WARRANTY DEED (Without Survivorship)

ALABAMA TITLE CO., INC.

State of Alabama

SHELBY COUNTY

Know All Men By These Presents,

That in consideration of Three Thousand and no/100----- DOLLARS  
and the assumption of the mortgage described below,  
to the undersigned grantors,

Robert Daniel Rohr and wife, Jane F. Rohr,

in hand paid by

Benford L. Chenault and Robert W. Bone

the receipt whereof is acknowledged

we the said Robert Daniel Rohr and wife,

Jane F. Rohr,

do grant, bargain, sell and convey unto the said Benford L. Chenault and Robert W. Bone

the following described real estate, situated in

Shelby

County, Alabama,

to-wit: Lot 3, in Block 2, of Mountain View Estates Subdivision, as recorded in Map Book 4, Page 19, in the Office of the Judge of Probate of Shelby County, Alabama.

Situated in Shelby County, Alabama.

**SUBJECT TO:** 1) Current taxes; 2) Restrictive covenants and conditions filed for record on January 23, 1958, in Deed Book 191, Page 221, in Probate Office; 3) Mineral and mining rights excepted from the West 990 feet of the North half of SE $\frac{1}{4}$  of SW $\frac{1}{4}$  of Sec. 34, Twp. 20 South, Range 3 West, as shown by Deed Book 70, page 88; 4) Transmission line permits to Alabama Power Co. recorded in Deed Book 134, Page 360; Deed Book 134, Page 363; Deed Book 198, Page 495; and in Deed Book 228, Page 798, in Probate Office; 5) Right of way deed to Shelby County, recorded in Deed Book 155, Page 549; 6) The South 10 feet of the lots is subject to an easement for drainage and utilities as shown by map or plat of said subdivision recorded in Map Book 4, Page 19, in Probate Office.

Grantees herein, as part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain mortgage made by Robert Daniel Rohr and wife, Jane F. Rohr, to Engel Mortgage Company, Inc., dated February 11, 1978, in the Office of the Judge of the Probate Court of Shelby County, Alabama, in mortgage volume 374, page 632. And for the same consideration Grantees herein hereby assume the obligations of Robert Daniel Rohr and wife, Jane F. Rohr, under the terms of the instruments and VA Regulations authorizing, creating, and securing the loan to indemnify the VA to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

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

And X (we) do, for ourselves (ourselves) and for our (our) heirs, executors, and administrators covenant with the said GRANTEE(S), their heirs and assigns, that we (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that we (we) have a good right to sell and convey the same as aforesaid; that we (we) will and our (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seals, this 1st day of July, 1978.

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

July 3<sup>rd</sup>  
Rec'd 1/50  
Lnd. 1/20  
550

Robert Daniel Rohr

Jane F. Rohr

State of ALABAMA JUDGE OF PROBATE

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned  
hereby certify that Robert Daniel Rohr and wife, Jane F. Rohr,  
whose names are signed to the foregoing conveyance, and who  
me on this day, that, being informed of the contents of the conveyance  
on the day the same bears date.

Given under my hand and official seal this 1st day of

ODOM, MAY & DEBUYS

a Notary Public in and for said County, in said State,  
Jane F. Rohr, know to me, acknowledged before  
they executed the same voluntarily

July

A. D., 1978.