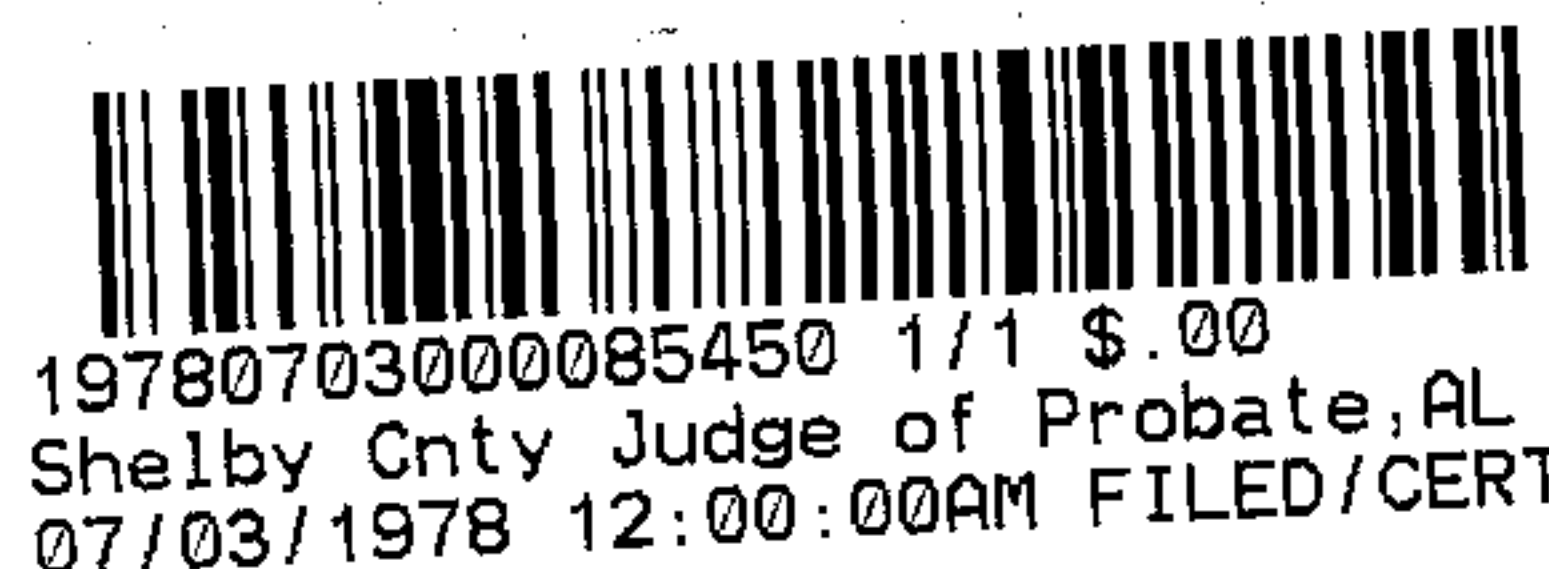


THIS INSTRUMENT PREPARED

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



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 ~~xxxx~~ (ourselves) and for ~~xx~~ (our) heirs, executors, and administrators covenant with the said
GRANTEES, their heirs and assigns, that ~~xxx~~ (we are) lawfully seized in fee simple of said premises; that they are free from all
encumbrances:

that ~~x~~ (we) have a good right to sell and convey the same as aforesaid; that ~~x~~ (we) will and ~~xx~~ (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 seals, this 1st
day of July, 1978.

WITNESS:

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

1978 JUL -3 PM 2:59

Deed fee 3.00
Rec. 1.50
Sub. 1.00
5.50

Robert Daniel Rohr

Jane F. Rohr

State of ALABAMA

JUDGE OF PROBATE

General Acknowledgement

JEFFERSON

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,
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, are they know to me, acknowledged before
they executed the same voluntarily

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

ODOM, MAY & DEBUYS

ATTORNEYS PROFESSIONAL ASSOCIATION
P.O. BOX 2805