

This instrument prepared by

(Name) Louis Fleisher, Attorney at Law

(Address) 529 Brown-Marx Building, Birmingham, Alabama 35203

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



19780705000086520 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/05/1978 12:00:00AM FILED/CERT

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$2,500.00 and the execution of a purchase money mortgage to Grantors in the principal amount of \$67,500.00 even date herewith.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

James R. Beatty and wife, Violet Beatty,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

A Child's House, Inc., an Alabama Corporation

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Part of the Northwest Quarter of the Southwest Quarter of Section 36, Township 20 South, Range 3 West, more particularly described as follows: Commencing at the Southeast intersection of 7th Avenue N. E. and 2nd Avenue No. as shown by the Nickerson-Scott Survey, as recorded in the Probate Office of Shelby County, Alabama, in Map Book 3, Page 34, thence in a Southwesterly direction along the Southeast boundary of said 2nd Avenue North 150.00 feet; thence turn 90 degrees to the left 220.00 feet to intersection with the Southeast boundary of an alley, said point being the point of beginning; thence continue in a Southeasterly direction along a straight line projection of the last mentioned course 200.00 feet; thence turn 90 degrees to the right in a Southwesterly direction 250.00 feet; thence turn 90 degrees to the right in a Northwesterly direction 200.00 feet to the intersection with said Southeast boundary of an alley; thence turn 90 degrees to the right in a Northeasterly direction along said Southeast boundary for an alley 250.00 feet to the point of beginning.

Situated in Shelby County, Alabama.

Subject to: Right of Way to Alabama Power Company, as recorded in Volume 133, Page 82, in the Probate Office of Shelby County, Alabama, and Right of Way to American Telephone and Telegraph Co. as recorded in Volume 109, Page 191, in said Probate Office.

Also subject to mortgage from James Coyle Stinson and wife, Michele B. Stinson to Guaranty Savings & Loan Association, as recorded in Volume 330, Page 529, in the Probate Office of Shelby County, Alabama, the principal balance of said mortgage being \$24,497.18 after the monthly payment due in June, 1978, was made. Grantors agree to continue to pay the monthly payments due on said mortgage to said Mortgagee as they become due.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and 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 ~~XXXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that K (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 hands(s) and seal(s), this 23rd day of June, 1978.

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

DOCUMENT WAS FILED

1978 JUL -5 AM 10:28

(Seal)

Rec- 150

(Seal)

500

James R. Beatty

James R. Beatty

Violet Beatty

Violet Beatty

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James R. Beatty and wife, Violet Beatty, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of June, A. D. 1978.

American Title

Notary Public.