

This instrument was prepared by
(Name) Donald D. Lusk

178

(Address) 725 First Alabama Bank Building, Birmingham, Alabama 35203

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

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Shelby Cnty Judge of Probate, AL
08/04/1978 12:00:00AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eleven Thousand and 00/100-----(\$11,000.00)---Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **LAMAR RISTER and wife, JANE RISTER**

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

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

Lot No. 2-A according to "Sunrise Cove" as shown by Subdivision Map recorded in Map Book 5, Page 31, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO THE FOLLOWING:

Item 1. General and special taxes for the year 1978, which said taxes are not due and payable until October 1, 1978.

Item 2. One Half interest in all oil, gas and other minerals in, on and under the subject property reserved by former owners.

Item 3. Restrictive Covenants and Conditions filed for record on June 25, 1968 in Deed Book 253, Page 759, in the Probate Office of Shelby County, Alabama.

Item 4. Subject to rights of Alabama Power Company for flooding as shown by Deed Book 243, Page 638, dated July 14, 1966, in said Probate Office.

Item 5. Transmission line permit to Alabama Power Company dated August 31, 1954, recorded in Deed Book 169, Page 325, in said Probate Office.

Item 6. Building setback line of 100 feet on the Southwest side of subject property as shown by plat recorded in Map Book 5, Page 31, in said Probate Office.

Item 7. 5 foot easement on the Northwest and Southwest side of subject property as shown by plat recorded in Map Book 5, Page 31, in said Probate Office.

Item 8. Flood line as shown by plat on the Northeast side of subject property recorded in Map Book 5, Page 31, in said Probate Office.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE(S), their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 hands(s) and seal(s), this 2nd day of August, 1978.

Donald D. Lusk
STATE OF ALABAMA
SHELBY COUNTY
JUDGE OF PROBATE
178 AUG-4 1978
(Seal)

STATE OF ALABAMA
SHELBY COUNTY

I, Notary Public, a Notary Public in and for said County, in said State, hereby certify that Lamar Rister and wife, Jane Rister, 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of August, 1978.

A. D., 1978

Don D. Lusk
3488 - Atreila, D.

Notary Public

Notary Public