

BOOK 314 PAGE 257

\$53,400.00 of the purchase price \$59,368.83 was paid from a mortgage loan closed simultaneously with delivery of this deed.

617

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

19780814000106620 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/14/1978 12:00:00AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of FIFTY NINE THOUSAND FIFTY TWO DOLLARS AND NO CENTS (\$59,052.00) to the undersigned GRANTOR, 2154 TRADING CORPORATION, a corporation, D/B/A INVERNESS, (herein "GRANTOR"), in hand paid by BROOKS YEILDING, IV AND CYNTHIA M. YEILDING (WIFE) 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 42, Block 2, 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 10-22, 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.

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 13th day of July, 1978.

STATE OF ALABAMA, SHELBY CO.
JULY 14 1978
1978 AUG 14 AM 9 59 Rec. 150
100
850
STATE OF ALABAMA
COUNTY OF SHELBY

2154 TRADING CORPORATION

Ralph F. Lewis
Vice President

Sec mty. 381-358

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that *Ralph F. Lewis*, 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 13th day of July, 1978.

Patricia A. Thomas
Notary Public

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