

This instrument was prepared by

(Name) William J. Wynn

1581

(Address) 621 City Federal Building, Birmingham, Alabama 35203

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }
Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty Three Thousand One Hundred Twenty-Two and 55/100-Dollars

(\$37,622.58, being in form of mortgage assumed) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

David C. Cloud and wife, Patricia J. Cloud,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto G.H. Totten and wife, Barbara H. Totten,


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

Lot 7, Block 2, according to the survey of Meadowview, First Sector Addition, as recorded in Map Book 6, Page 109, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes due in the year 1978 which are a lien but not yet due or payable until October 1, 1978.
2. Any and all building lines, easements as recorded in said Probate Office.
3. Mortgage from David C. Cloud, and wife, Patricia J. Cloud, to Engel Mortgage Company, Inc., in the amount of \$38,000.00 filed for record March 31, 1977, at 9:25 a.m., and recorded in Volume 363, Page 599, in the Probate Office of Shelby County, Alabama, and transferred to Federal Home Loan and Mortgage Corporation, recorded in Volume 20, Page 60, in said Probate Office which grantees assume and agree to pay.

BOOK 315 PAGE 339



19781010000136100 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/10/1978 12:00:00AM FILED/CERT

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 GRANTEES, 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 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 29th day of September, 1978

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
(Seal)
1978 OCT 10 AM 10:25
(Seal)
JUDGE OF PROBATE (Seal)

David C. Cloud (Seal)
David C. Cloud
Patricia J. Cloud (Seal)
Patricia J. Cloud
(Seal)

Deed 5.50
Rec. 1.50
Ind. 1.00
8.00

General Acknowledgment

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David C. Cloud and wife, Patricia J. Cloud whose names they 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 have executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 29th day of September, A. D., 1978

WILLIAM J. WYNN
ATTORNEY AT LAW
621 CITY FEDERAL BUILDING
BIRMINGHAM, ALABAMA 35203

William J. Wynn
Notary Public