

THIS INSTRUMENT WAS PREPARED BY:

Name: Nancy E. Johannaber
Address: 47 Perimeter Center E., NE; Suite 650; Atlanta, GA 30346

STATE OF ALABAMA)

D E E D

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of SEVENTY THOUSAND ONE HUNDRED EIGHTY ONE DOLLARS AND NO CENTS (\$70,181.00) to the undersigned GRANTOR, 2154 TRADING CORPORATION, a corporation, D/B/A INVERNESS, (herein "GRANTOR"), in hand paid by ROBERT ELLIS FOGG AND MARILYN RUTH FOGG (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 31, Block 1, 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.

\$28,000.00 of the purchase price recited above was paid from a mortgage loan closed TO HAVE AND TO HOLD, to the said GRANTEE, its successors and assigns forever. simultaneously herewith.

IN WITNESS WHEREOF, the GRANTOR has caused this conveyance to be executed by the respective duly authorized officers thereunto on this 21st day of August, 19 78.

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

1978 OCT 12 AM 8:59

STATE OF ALABAMA

COUNTY OF

2154 TRADING CORPORATION

Vice President



19781012000137560 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/12/1978 12:00:00AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that C. E. Johannaber, 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 21st day of

August, 19 78.

Notary Public

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

Guaranty S & L
P.O. Box 1128
Bham, AL 35201