

This instrument was prepared by

(Name) William H. Halbrooks

(Address) 2117 Magnolia Avenue 120

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 and no/100-----Dollars

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

David K. Litton and wife, Gayner W. Litton

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

Ricky Charles Falkner

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

Lot 8, Block 1, according to the map and survey of Lake Lane, First Sector, as recorded in Map Book 5, Page 110, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Current taxes.
2. 35' building line as shown by recorded map.
3. 10' easement on rear as shown by recorded map.
4. 5' easement on North as shown by recorded map.
5. Restrictions as recorded in Misc. Volume 2, Page 468, in the Probate Office of Shelby County, Alabama.
6. Agreement to Alabama Power Company as recorded in Misc. Volume 2, Page 768, in said Probate Office.
7. Right of way to Alabama Power Company and Southern Bell, as recorded in Volume 277, Page 549, in said Probate Office.

\$ 40,450.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



19790104000001130 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
01/04/1979 12:00:00AM FILED/CERT

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

And ~~K~~(we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (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 ~~K~~(we) will and ~~our~~ (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 28th day of December, 1978.

STATE OF ALA. SHELBY CO.  
JUDGE OF PROBATE  
1978 JAN 4 AM 8:42

(Seal)  
1978 JAN 4 AM 8:42

(Seal)  
JUDGE OF PROBATE

Deed 3.00  
Rec. 1.50  
Ind. 1.00  
5.50

David K. Litton (Seal)  
David K. Litton

(Seal)  
Gayner W. Litton (Seal)  
Gayner W. Litton

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David K. Litton and wife, Gayner W. Litton 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 28th day of December, A. D., 1978.

CORLEY, MONCUS, HALBROOKS & GOINGS

2117 MAGNOLIA AVENUE

SHRINE 100

BIRMINGHAM, ALABAMA 35205

William H. Halbrooks  
Notary Public