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This instrument was prepared by
(Name) Roberts Real Estate
(Address) Montevallo, Alabama

WARRANTY DEED - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty One Thousand Five Hundred and No/100 (\$31,500.00)

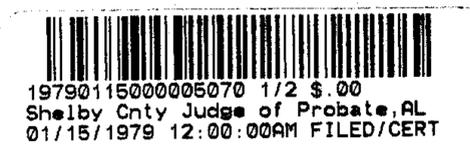
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or XX Laura Lou Roberts, as unmarried woman

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

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

Description attached;

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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, I have hereunto set my hands(s) and seal(s), this 2nd day of January, 1979.

(Seal) _____ (Seal)
(Seal) _____ (Seal)
(Seal) _____ (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, Amy Williams, a Notary Public in and for said County, in said State, hereby certify that Laura Lou Roberts, an unmarried woman whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of January, A. D., 1979.

Amy Williams
Notary Public
ALABAMA STATE AT LARGE

LEGAL DESCRIPTION:

Begin at the Southernmost corner of Lot 11 - Shelby Shores, Map of which is recorded in Map Book 4, Page 75, in the Shelby County Probate Office; thence in a Northwesterly direction along the Southwest boundary of that certain land conveyed to Robert F. McLeroy and wife, Lohner F. McLeroy by Shelby Shores, Inc. by deed dated May 28, 1963 (recorded in Deed Book 225, Page 551, in said Probate Office) to a point on the Southeast boundary of River Drive 30.00 feet Southwest of the Northwest corner of said Lot 11; thence left 88 degrees and 23 minutes and 15 seconds in a Southwesterly direction along said Southeast boundary 100.00 feet; thence left 86 degrees and 22 minutes in a Southeasterly direction 215.00 feet: thence left 90 degrees and 41 minutes and 15 seconds in a Northeasterly direction 120.00 feet to the point of beginning.

ALSO: A right-of-way over the property being presently owned by Wade H. Morton for ingress and egress more particularly described as follows: A 15.00 foot right-of-way being 7.50 feet on each side of the following described centerline: Begin at the Westernmost corner of Lot 11 - Shelby Shores, Map of which is recorded in Map Book 4, Page 75, in the Shelby County Probate Office; thence in a Northeasterly direction along the Northwest boundary of said Lot 11 (also the Southeast boundary of River Drive) 18.80 feet to the point of beginning of centerline herein described; thence right 80 degrees and 54 minutes in a Southeasterly direction 59.30 feet to the point of beginning of the arc of a curve turning to the right; tangent to said straight line, having a central angle of 89 degrees and 00 minutes, a radius of 31.55 feet and a chord of 44.23 feet; thence Southeasterly; thence Southerly and thence Southwesterly along said arc 49.01 feet; thence Southwesterly and tangent to said arc 30.50 feet to the terminus (being on the Southwest boundary of that certain land conveyed to Robert F. McLeroy and wife, Lohner F. McLeroy by Shelby Shores, Inc. by deed dated May 28, 1963, as recorded in Deed Book 225, Page 551, in the Shelby County Probate Office.)
Situating in Shelby County, Alabama.

Subject to the following items listed below:

- Item 1. General and special taxes for the year 1979, which said taxes are not due and payable until October 1, 1979.
- Item 2. Subject to terms of agreement dated February 10, 1965, recorded in Deed Book 235, Page 760, in the Probate Office of Shelby County, Alabama.
- Item 3. Right-of-way for ingress and egress dated August 28, 1974, recorded in Deed Book 288, Page 494, dated August 13, 1976, recorded in Deed Book 300, Page 431, all in the Probate Office of Shelby County, Alabama.
- Item 4. Utility easement to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Deed Book 225, Page 453, in said Probate Office.
- Item 5. Subject to Restrictive Covenants dated November 1, 1962, recorded in Deed Book 223, Page 9, in said Probate Office.

Grantee assumes that certain mortgage executed by Laura Jean Roberts, as it appears in the granting clause but who signed the mortgage as Laura Roberts, and Rosemary Roberts to Merchants & Planters Bank, Montevallo, Alabama, dated August 11, 1976, filed for record August 17, 1976, 1:36 p.m. in Mortgage Book 357, Page 149, in the Probate Office of Shelby County, Alabama, securing \$21,500.00.

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

1979 JAN 15 AM 9:31

Thomas A. Swanson, Jr.
JUDGE OF PROBATE

Deed Tax 31.50
Rec. 300
100
3550


19790115000005070 2/2 \$.00
Shelby Cnty Judge of Probate, AL
01/15/1979 12:00:00AM FILED/CERT

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