This instrument was prepared by

(Name) Bruce M. Green, Attorney

(Address) P. O. Box 568, Pelham, Al. 35124

Jefferson Land Title Services Co., Inc.
316 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

845

WARRANTY DEED

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

That in consideration of One Dollar ($1.00) and other good and valuable consideration

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

James A. Stewart and Carol M. Denison
a single man and a single woman
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Porter Howell Companies, Inc., a corporation

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

Lot 3, Meadow Brook Estates, First Sector, according to Map Book 7, Page 64, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO:
1. General and special taxes for the year 1979, which said taxes are not due and payable until October 1, 1979. (2) Transmission line permit to Alabama Power Company dated July 20, 1978, recorded in Deed Book 313, Page 740, in the Probate Office of Shelby County, Alabama. (3) Protective Covenants dated May 12, 1978, recorded in Misc. Book 25, Page 274, in said Probate Office. (4) 10 foot easement as shown on recorded plat in Map Book 7, Page 64, in said Probate Office.

BOOK 319 PAGE 686

19790522000062570 1/1 $.00
Shelby Cnty Judge of Probate, AL
05/22/1979 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 19 day of May, 19 79.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
1979 MAY 22 AM 9:23
JUDGE OF PROBATE

Deed tax - .50
Rec - 1.50
Ind. 1.00
3.00

James A. Stewart (SEAL)

Carol M. Denison (SEAL)

(SEAL) (SEAL)

STATE OF ALABAMA
SHELBY COUNTY } General Acknowledgment

I, Bruce M. Green a Notary Public in and for said County, in said State, hereby certify that James A. Stewart and Carol M. Denison

whose name(s) 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 19 day of May A.D. 19 79.

BRUCE M. GREEN NOTARY PUBLIC

Bruce M. Green
Notary Public

Form Ala. 30

Jack A.