(Name)

W. Howard Donovan, III

Address)

1407 City Fed. Bldg. Bham, A



Jefferson Land Title Pervices Co., Inc.
318 215T NORTH • P.O BOX 10481 • PHONE 12551 328-8020

BIRMINGHAM ALABAMA 35201

Mississippi Valley Title Insurance Company

WARRANTY DEED

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Jefferson

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty Nine Thousand Five Hundred and no/100

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

Jasper R. Burks, Jr. and wife, Sherlyn P. Burks

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

Darrell A. Nance and Susan K. Farley

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

Lot 23, Block 5, according to Oak Mountain Estates, Third Sector, as recorded in Map Book 5, Page 83 in the Probate Office of Shelby County, Alabama.

CO .

Subject to:

- 1. All assessments and taxes for the year 1979 and all subsequent years, which said taxes for 1979 are a lien, but not due and payable until October 1, 1979.
- 2. Building setback line of 35 feet from Canterbury Road, as shown by recorded plat.
- 3. Public utility easements as shown by recorded plat, including a 15 foot easement at the Southeast side of subject lot.
- 4. Restrictions, covenants and conditions as shown by instrument recorded in Deed Book 272, Page 322 in said Probate Office.
- 5. Transmission Line Permit to Alabama Power Company dated November
- 17, 1939, recorded in Deed Book 108, Pg. 379 in Probate Office.

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

And Ix(we) do, for mxxxx (ourselves) and for xx (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that xxxx (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we) have a good right to sell and convey the same as aforesaid; that 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	S WHEREOF, &	(we) have	hereunto	set MX	(our)	hand(s)	and seal(s)	this 31s	3 t
day	y of	May	· • • • • • • •	· • · • • · • • · • • · • · • · • · • ·	19 . 7	9				

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....(SEAL)

Jasper R. Burks, Jr.

) ...

Sherlyn P. Burks

STATE OF Alabama

Jefferson

COUNTY

General Acknowledgment

W. Howard Donovan, III
a Notary Public in and for said County,
in said State, hereby certify that Jasper R. Burks, Jr. and wife, Sherlyn P. Burks

whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before the on the day,

that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears, date:

31

Notary Public Howard Donovan,

Form Ala. 30

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CONTINUED FROM FRONT SIDE

\$37,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith delivery of this deed.

Jasper R. Burks, Jr. and Jasper Randolph Burks are one in the same.

See Mtg. 392_311

Deed tay - 200

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19790604000068720 2/2 \$.00 Shelby Cnty Judge of Probate, AL 06/04/1979 12:00:00AM FILED/CERT