244 — 39657

This instrument was prepared by

(Name) Helen G. Sanders

(Address) 2100 Centennial Drive, Birmingham, Alabama 35216

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

19790606000070030 1/1 $.00
Shelby Cnty Judge of Probate, AL
06/06/1979 12:00:00AM FILED/CERT

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

That in consideration of THIRTY SIX THOUSAND 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,

EMMETT W. CLOUD and wife, MARGARET B. CLOUD

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

GARY C. WYATT

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

Lot 13, according to the Survey of Spring Garden Estates, as recorded in Map Book 4, Page 56, in the Probate Office of Shelby County, Alabama.

Subject to: Easements and building line as shown on recorded map. Restrictions appearing of record in Deed Volume 210, Page 545. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Volume 101, Page 519 and Deed Volume 160, Page 288. Right of Way in favor of Alabama Power Company and Southern Bell Telephone & Telegraph Company by instrument(s) recorded in Deed Volume 219, Page 374. Right of Way deed to Shelby County, Alabama, dated October 27, 1947, in Deed Volume 135, Page 6. Easement to State Highway Department of State of Alabama, in Deed Volume 134, Page 249.

Subject to: Mortgage given by Emmett W. Cloud and Margaret B. Cloud, to the First Bank of Alabaster, recorded in Mortgage Book 348, Page 110, in the Probate Office of Shelby County, Alabama. Mortgage given by Emmett W. Cloud and Margaret B. Cloud, to the First Bank of Alabaster, recorded in Mortgage Book 365, Page 320, in the Probate Office of Shelby County, Alabama.

BOOK 319 PAGE 947

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, we have hereunto set our hands(s) and seal(s), this 16th day of May, 19 79.

(Seal) (Seal)

(Seal) (Seal)

(Seal) (Seal)

79 JUN 6 PM 12:08

Rec. 36.00
Rec. 1.50
Mtg. 1.00
38.50

STATE OF ALABAMA
SHELBY COUNTY } General Acknowledgment

I, the Undersigned, a Notary Public in and for said County, in said State, hereby certify that Emmett W. Cloud and wife, Margaret B. Cloud 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 16th day of May A. D., 1979

Helen G. Sanders
Notary Public.

Jefferson Land Title
P.O. Box 10421