$5,000.00 Value

584

american title insurance company

This instrument was prepared by 2119 - 3RD AVENUE NORTH • BIRMINGHAM, AL. 35203 • (205) 254-8080

(Name) Robert L. Shields, III

(Address) 1900 Crestwood Blvd., Birmingham, Alabama 35210

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

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

That in consideration of Ten Dollars and for purposes of clearing title

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

Larry H. James and Margaret James

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

Chenault-Bone Realty Company

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

A part of Lot 4 of Caldwell Mill Estates as recorded in Map Book 7, page 52, in the Office of the Judge of Probate in Shelby County, Alabama, more particularly described as follows: Begin at the Southeast corner of said Lot 4; thence in a Westerly direction, along the South line of said Lot 4, distance of 65.0 feet; thence 59 degrees 18 minutes 43 seconds right, in a Northwesterly direction, a distance of 126.76 feet to the Northeast corner of said Lot 4; thence 160 degrees 44 minutes 07 seconds right, in a Southeasterly direction along the Northeast line of said Lot 4, a distance of 169.42 feet to the Point of Beginning.

Subject to all easements, restrictions and right of ways of record.

BOOK 321 PAGE 433

19790815000104760 1/1 $.00
Shelby Cnty Judge of Probate, AL
08/15/1979 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 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 8th day of August, 19 79.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1979 AUG 15 AM 8:49
JUDGE OF PROBATE

Larry H. James (Seal)

Larry H. James (Seal)

Margaret James (Seal)

Margaret James (Seal)

Deed 5.00
Rec. 1.50
Ind. 1.00
7.50

STATE OF ~~XXXXXXX~~
Dekalb COUNTY } General Acknowledgment

I, Jan Upchurch, a Notary Public in and for said County, in said State, hereby certify that above signed whose name signed to the foregoing conveyance, and who known to me acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of August A. D., 1979.

Jan Upchurch
Notary Public, Georgia State at Large
My Commission Expires May 16, 1983

B.T. 7 please [redacted]rn to Robert L. Shields, II[redacted]