This instrument was prepared by

(Name) Bruce L. Gordon, Attorney at Law

(Address) 2820 Columbiana Road, Suite 200, Birmingham, Alabama 35216

WARRANTY DEED – **LAND TITLE COMPANY OF ALABAMA**, Birmingham, Alabama

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Thousand Two Hundred Forty-Three and 34/100 ($10,243.34)
* and the assumption of the hereinbelow described mortgage

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, ROBERT ARTHUR ARNWINE and wife, CONNIE B. ARNWINE

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

LEO JAMES BUILDERS, INC.

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

Lot 19, according to Survey of IVANHOE, as recorded in Map Book 6, page 58, and amended Map of IVANHOE, as recorded in Map Book 6, page 70, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions and rights-of-way of record.

*This conveyance is subject to that certain mortgage from Robert Arthur Arnwine and wife, Connie B. Arnwine, to Engel Mortgage Company, Inc. dated April 14, 1976, filed for record in Probate Office in Mortgage Book 353, page 776, transferred to Government National Mortgage Association in Mis. 15, page 490 and transferred back to Engel Mortgage Company, Inc., in Mis. Book 17, page 95, which said mortgage the grantee assumes and agrees to pay.

19790828000110560 1/1 $.00
Shelby Cnty Judge of Probate, AL
08/28/1979 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 24th day of August, 19 79.

AUG 28 AM 9 12 (Seal)

Robert Arthur Arnwine (Seal)
Robert Arthur Arnwine

(Seal)

Connie B. Arnwine (Seal)

(Seal)

Rec 10.50
Reg 1.50
Int. 1.00
13.00

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBERT ARTHUR ARNWINE and wife, CONNIE B. ARNWINE 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 24th day of August A. D., 19 79

Notary Public

Gordon & Cleveland