

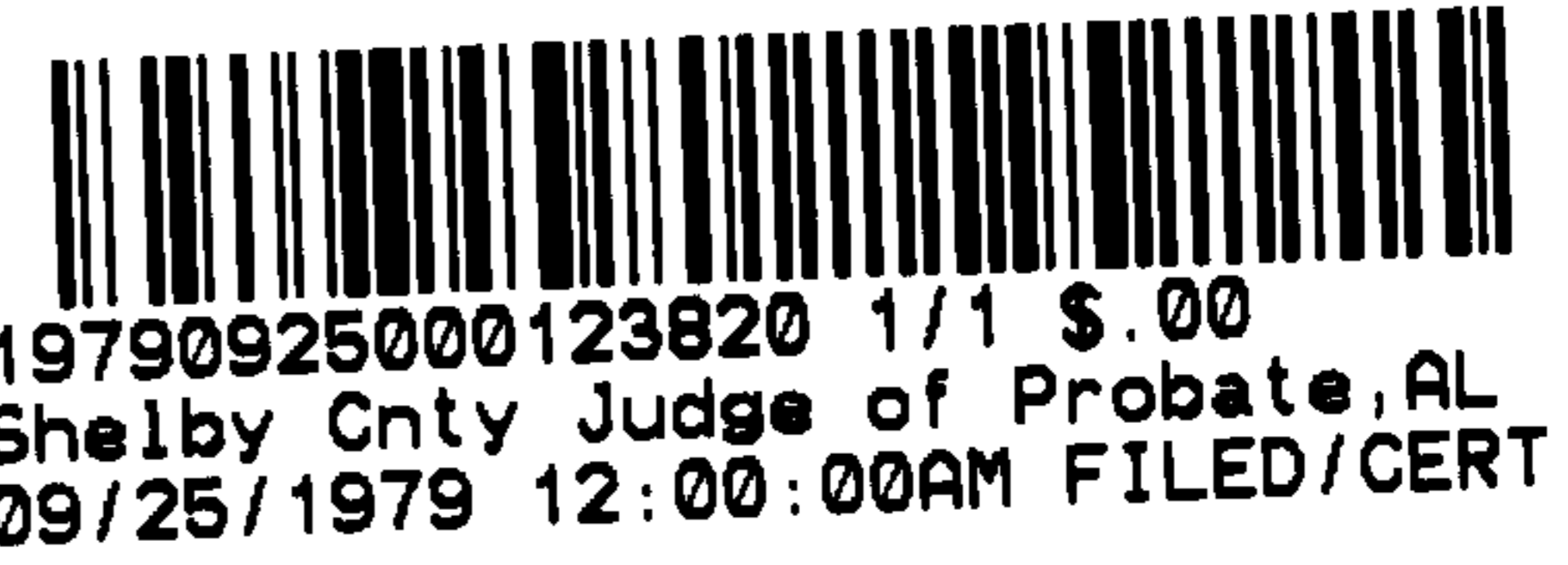
This instrument prepared by

(Name) Henry Mikul, Jr.

(Address) 4245 - 3rd Ave. South, Birmingham, AL 35222

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty Four 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,

Dorothy M. Owens, A Single Woman

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

Henry Mikul, Jr.

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

Lot 7, Block 4, according to a Resurvey of Lots 7 and 8, Block 4 and Part of the NW 1/4 of the SW 1/4 of Section 16, Township 19, Range 2 West, Indian Valley Fourth Sector, as recorded in Map Book 5, page 113, in the Probate Office of Shelby County, Alabama.

Grantee hereby assumes that certain mortgage from Gary A. York and wife, Jeffanie P. York to Molton, Allen & Williams, Inc. dated May 31, 1973 and recorded June 12, 1973 at 9:15 a.m. in Mortgage Book 331, page 571 in Probate Office.

Subject to the following: 1. Flood easement and right of way as recorded in Deed Book 277, page 780 in the Probate Office of Shelby County.

1a. Building setback line reserved of 35 feet on the side facing Mahaska Drive, as shown by recorded plat.

2. Public utility easements as shown by the recorded plat, including a 7.5 foot easement along the southerly side of lot, and an easement for Private Drive for Ingress and Egress for lots 7, 8 and 9 and also for public utilities and high water along the westerly side of subject lot, and a 10 foot easement for fence inside the Building Setback Line on the north of lot.

3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 181, page 385.

4. Restrictive covenants and conditions dated May 12, 1972, recorded in Misc. Book 1, page 207 in said Probate Office.

5. Easements to Alabama Power Company in Deed Book 102, page 55, Deed Book 119, page 297, Deed Book 107, page 121, Deed Book 102, page 53, Deed Book 103, page 43, and Deed Book 104, page 113, in said Probate Office.

6. Easements to Alabama Power Company and Southern Bell Telephone and Telegraph Company in Deed Book 275, page 226 in said Probate Office.

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, I have hereunto set my hands(s) and seal(s), this 21st day of September, 1979.

STATE OF ALA. SHELBY CO. JUDICIAL TIME (Seal)

Dorothy M. Owens (Seal)

SEP 25 AM 8:27 (Seal)

Judge of Probate (Seal)

STATE OF ALABAMA Jefferson COUNTY

Deed 24.00 Rec. 1.50 Dist. 1.00 36.50

General Acknowledgment

I, CHARLES I. FARKAS, JR., a Notary Public in and for said County, in said State, hereby certify that Dorothy M. Owens, A Single Woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of September, A.D., 1979.

Cahaba Title, Inc.

Notary Public

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