1029

THIS INSTRUMENT WAS PREPARED BY:

Name: Nancy E. Johannober Hammer
Address: 47 Perimeter Center E., NE; Suite 650; Atlanta, GA 30346

STATE OF ALABAMA)

COUNTY OF SHELBY)

D E E D

19790926000124670 1/1 $.00
Shelby Cnty Judge of Probate,AL
09/26/1979 12:00:00AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of SEVENTY SEVEN THOUSAND TWENTY FIVE DOLLARS AND NO CENTS ($77,025.00) to the undersigned GRANTOR, 2154 TRADING CORPORATION, a corporation, D/B/A INVERNESS, (herein "GRANTOR"), in hand paid by PAUL EDMUND TRACCARELLA AND DANTE FRABOTTA AS OWNERS IN COMMON (herein referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto the said GRANTEE, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 47, Block 2, according to the Plat of Selkirk, a subdivision of Inverness, as recorded in Map Book 6, Page 163, in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is subject to the following:

1. Ad valorem taxes due and payable October 1, 1979.
2. Said property is subject to those protective covenants or restrictions recorded in Miscellaneous Book 21, Pages 10-22, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Easements, rights of way, and set-back lines of record.
4. Mineral and mining rights not owned by GRANTOR.
5. Any applicable zoning ordinances.

$69,500 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEE, its successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has caused this conveyance to be executed by the respective duly authorized officers thereunto on this 5th day of September, 1979.

2154 TRADING CORPORATION

SEP 26 AM 8:37

Clifford F Lewis
Vice President

Rec. 8.00
Rec. 1.50
Ind. 1.00
10.50

STATE OF Georgia
COUNTY OF Dekalb)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Clifford F. Lewis, whose name as Vice President of 2154 Trading Corporation, a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 5th day of September, 1979.

Notary Public

Notary Public Georgia State at Large
My Commission Expires: 9-26-82

THOMAS, TALIAFERRO, FORMAN, BURR & MURRAY
SIXTEENTH FLOOR, BANK FOR SAVINGS BUILDING
BIRMINGHAM, ALABAMA 35203

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