Telephone 205-663-1130

This instrument was prepared by

(Name) Daniel M. Spitler
Attorney at Law
(Address) 1970 Chandalar South Office Park
Pelham, Alabama 35124

This Form furnished by:

Cahaba Title, Inc.
1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED

1074

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

That in consideration of Ten Thousand Six Hundred Fifty 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,

James C. Middlebrooks, Jr. and wife, Mary Beth Middlebrooks

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

Jan San Precision Homes, Inc.

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

Lot 28 and a part of Lot 27, according to the survey of Kingwood, as recorded in Map Book 6 Page 40 in the Probate Office of Shelby County, Alabama; said part of Lot 27 being more particularly described as follows: Begin at the southwest corner of said Lot 27, and run thence in an easterly direction along the south line of said Lot 27 a distance of 179.36 feet; thence 173 deg. 05 min. left in a northwesterly direction a distance of 90.66 feet; thence 13 deg. 53 min. left in a southwesterly direction a distance of 90.0 feet to the point of beginning.

Subject to easements and restrictions of record.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Real Estate Financing, Inc. dated October 10, 1977, recorded in Mortgage Book 370, Page 333, in said Probate Office according to the terms and conditions of said mortgage and the indebtedness thereby secured.

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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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 19th day of October, 19 79

19791025000139810 1/1 $.00
Shelby Cnty Judge of Probate,AL
10/25/1979 12:00:00AM FILED/CERT

Deed tax 11.00
1.50
1.00
13.50

OCT 25 AM 8 17

James C. Middlebrooks Jr. (SEAL)
James C. Middlebrooks, Jr.

Mary Beth Middlebrooks (SEAL)
Mary Beth Middlebrooks

(SEAL) (SEAL)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James C. Middlebrooks, Jr. and wife, Mary Beth Middlebrooks

whose name(s) 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 19th day of October A.D. 1979

NOTARIAL SEAL

Notary Public

Cahaba Title, Inc.
Form Ala 30