

This instrument was prepared by

(Name) Dewayne N. Morris, Attorney at Law

(Address) 512 Massey Building, Birmingham, Alabama 35203

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

19791129000155670 1/2 \$.00
Shelby Cnty Judge of Probate, AL
11/29/1979 12:00:00AM FILED/CERT

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty-one Thousand Five Hundred Twenty-eight and 52/100 (\$41,528.52) and the assumption of the below 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,

Frank Mainwaring and wife, Linda J. Mainwaring, and Linda Stewart (formerly Linda Mainwaring), an unmarried woman

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

W. Carl Jernigan

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

Part of the N.W. 1/4 of the S.E. 1/4 of Section 7, Township 18 South, Range 1 East, being more particularly described as follows:

Begin at the N.W. corner of said 1/4-1/4 Section, thence South along the West line of same a distance of 1053.01 ft., thence 106 deg. 03' to the left in a Northeasterly direction a distance of 1212.30 ft., thence 73 deg. 26' to the left in a northerly direction a distance of 710.0 ft. to the North line of said 1/4-1/4 Section, thence 89 deg. 37' to the left in a Westerly direction along said North line a distance of 1171.44 ft. to the point of beginning.

Also, a 15 foot irrevocable easement from the above property to Shelby County Road #41 along the Northerly property lines of the property presently owned by William R. Jenkins and Frank Morse. Said easement is for egress and ingress to the property conveyed and is over property owned by Joe A. Scotch and Peggy P. Scotch that parallels the northerly property line of the property owned by William R. Jenkins and Frank Morse. The easement herein conveyed is set forth in deed to Grantor recorded in Volume 298, Page 283, in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is made subject to the mortgage from Frank Mainwaring to Joe A. Scotch, as recorded in Vol. 353, Pg. 877, in the Probate Office of Shelby County, Alabama, which mortgage Grantee assumes and agrees to pay in accordance with the terms thereof. (continued on reverse side hereof)

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 27th day of November, 1979.

(Seal)

Frank Mainwaring

(Seal)

(Seal)

Linda J. Mainwaring

(Seal)

(Seal)

Linda Stewart, an unmarried woman

(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frank Mainwaring and wife, Linda J. Mainwaring & Linda Stewart (formerly Mainwaring) 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 27th day of November, A. D., 1979.

MARKSTEIN AND MORRIS

512 MASSEY BUILDING

BIRMINGHAM, ALABAMA 35203

Notary Public

RETURN TO: DEWAYNE N. MORRIS
Massey Bldg.
Birmingham, Ala. 35203

TO

WARRANTY DEED

STATE OF ALABAMA,
County.

Judge of Probate

LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
RECORD FEE \$
TOTAL \$

BOOK 323 PAGE 596

Deed 42.00
Rec. 3.50
Ind. 1.00
46.50

19791129000155670 2/2 \$.00
Shelby Cnty Judge of Probate, AL
11/29/1979 12:00:00AM FILED/CERT

Grantor warrants to Grantee that the outstanding principal balance of said mortgage is not more than \$23,471.48.

This conveyance includes the mobile home and all kitchen appliances located therein, but excludes the furniture.

This conveyance is made subject to easements and restrictions of record.