

This instrument was prepared by

(Name) Harry L. Hammond, Jr

P. O. Box 105010

(Address) Atlanta, Ga 30348

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

1075-
19791130000156070 1/2 \$.00
Shelby Cnty Judge of Probate, AL
11/30/1979 12:00:00AM FILED/CERT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

COUNTY

That in consideration of Forty-Three Thousand Six Hundred Thirty-Five and 16/100-----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 E. NEASON, JR. and THERESA C. NEASON, his wife

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

MERRILL LYNCH RELOCATION MANAGEMENT INC. (A California Corporation)

herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Lot No. 10, according to the survey of INDIAN VALLEY, Fifth Sector, as recorded in Map Book 5, page 100, in the Probate Office of Shelby County, Alabama; a parcel of land being the West half of Lot 11, according to the survey of INDIAN VALLEY Fifth Sector as recorded in Map Book 5, page 100, in the Office of the Judge of Probate, Shelby County, Alabama, all being more particularly described as follows:

BEGIN at the NW corner of said Lot 11; thence run in an Easterly direction along the Northerly line of said Lot 11 along the arc of a curve having a central angle of 23 degrees 31' and a radius of 173.53 feet a distance of 71.27 feet; thence from the chord of last described curve turn an angle to the right of 98 degrees 12'42" and run in a Southerly direction a distance of 258.94 feet to its intersection with the Southerly line of said Lot 11; thence turn an angle to the right of 50 degrees 21'39" and run in a Southwesterly direction along the South line of said Lot 11 a distance of 11.73 feet to the SW corner of said Lot 11; thence turn an angle to the right of 116 degrees 15'01" and run in a Northerly direction along the Westerly line of said Lot 11 a distance of 263.48 feet to the point of beginning.

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BOOK
SUBJECT HOWEVER to a certain mortgage in favor of Home Federal Savings & Loan Association executed by Laurence L. Stone, Jr. and Linda H. Stone on November 1, 1972, recorded November 2, 1972 in Volume 326 page 725 in the original principal amount of \$37,350.00, the present principal balance of which (\$34,885.52) is hereby assumed by the Grantee who agrees to pay according to its terms. **CONTINUED ON REVERSE TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. AND MADE A PART HEREOF BY REFERENCE.

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, have hereunto set hands(s) and seal(s), this day of , 19.

(Seal)

JAMES E. NEASON, JR.

(Seal)

(Seal)

THERESA C. NEASON

(Seal)

(Seal)

STATE OF XXXXXXXX GEORGIA

General Acknowledgment

FULTON COUNTY

I, The undersigned, a Notary Public in and for said County, in said State, hereby certify that James E. Neason, Jr. and Theresa C. Neason 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this day of A. D., 19

My Commission Expires: 7-25-82

(S E A L)

Notary Public

**CONTINUED FROM FRONT AND MADE A PART THEREOF

SUBJECT ALSO HOWEVER, to a certain mortgage in favor of Columbia Mortgage Company, dated July 13, 1973, recorded July 18, 1973 in Volume 332, page 513, in the Probate Office of Shelby County, Alabama in the principal amount of \$9,800.00, the present principal balance of which (\$8,490.40) Grantee herein assumes and agrees to pay according to its terms.

Subject also to Covenants, restrictions and easements of record and 1978-79 taxes and subsequent years.

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11/30 AM 8 32

Dec 24 44.00
Dec 3 00
Dec 1 00
4800

19791130000156070 2/2 \$.00
Shelby Cnty Judge of Probate, AL
11/30/1979 12:00:00AM FILED/CERT

TO

WARRANTY DEED

STATE OF ALABAMA,
County.

Judge of Probate

This Form Furnished by

LAND TITLE COMPANY OF ALABAMA

317 NORTH 20th STREET
BIRMINGHAM, ALABAMA 35203

RECORD FEE \$