

This instrument was prepared by

(Name) Robert R. Sexton, Attorney at Law

(Address) 912 City Federal Building, Birmingham, Alabama 35203

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

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

19791211000160810 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
12/11/1979 12:00:00AM FILED/CERT

That in consideration of Nine Thousand One Hundred Sixty-Five and no/100-----(\$9,165.00)--Dollars.  
and the assumption of the hereinafter 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,

David W. Lancaster, an unmarried person

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

Bjarne R. Kristensen, an unmarried person

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

Lot 90, and Northerly 0.2 feet of lot 91, according to the Survey of Cahaba Manor  
Town Homes, as recorded in Map Book 6, page 105, in the Office of the Judge of  
Probate of Shelby County, Alabama.

SUBJECT TO:

Ad valorem taxes for the year 1980.

Easements as shown by record plat.

Easements to Alabama Power Co. in Deed Book 108, page 379, and Deed Book 304, page 11.

Easements and right of way to Pelham Sewer Fund in Deed Book 298, page 677, and Deed  
Book 306, page 946.

Agreements and easements to Alabama Power Company in Misc. Book 19, page 266.

Restrictive covenants as to underground cables in Misc. Book 19, page 269.

Restrictions, conditions, and limitations in Misc. Book 21, page 96, and Misc. Book 21,  
page 200, which contains no reversionary clause.

And as a further part of the consideration herein, the grantee assumes and agrees to pay  
the balance of that certain mortgage heretofore executed by David W. Lancaster, an  
unmarried man to Collateral Investment Company in Mortgage Book 373, page 662, and  
assigned to Federal National Mortgage Association in Misc. Vol. 23, page 798, Shelby  
County, Alabama.

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 26  
day of November, 1979.

David W. Lancaster 950  
(Seal) Bo. 150  
100

David W. Lancaster (Seal)  
David W. Lancaster

(Seal) 100 (Seal)

(Seal) 200 (Seal)

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that David W. Lancaster, an unmarried person  
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  
on the day the same bears date.

Given under my hand and official seal this 26 day of November, A. D., 1979.

BARNETT, TINGLE, NOBLE & SEXTON

ATTORNEYS AT LAW

SUITE 912-95 FEDERAL BUILDING

2028 SECOND AVENUE NORTH

Notary Public