

This instrument was prepared by

(Name) JOSEPH T. LIMBAUGH

(Address) 2216 10th Court South, Birmingham, Alabama

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



19791227000166070 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
12/27/1979 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

JAMES B. McCABE

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

✓ MAURICE J. McCABE

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

Lot No. 43 in Lacoosa Estates as shown on plat recorded in the Probate Office of Shelby County, Alabama in Map Book 5, Page 35.

Subject to Restrictions recorded in said Probate Office in Deed Book 254, Page 16. SUBJECT ALSO TO: Rights of Alabama Power Company acquired in condemnation procedure in 1912 as shown by proceedings in Final Record 7, Page 1 in Probate Office of Shelby County, Alabama, and agreement entered into between L. D. Hand and wife and Alabama Power Company shown in Deed Book 48, page 565 and in instruments shown in Deed Book 48, page 337 and in Deed Book 57, Page 102; permit to Alabama Power Company shown in Deed Book 167, Page 107 in Probate Office; Right of way to Shelby County recorded in Deed Book 227, Page 154 in said Probate Office; Contract to Alabama Power Company recorded in Deed Book 242, Page 378, 379 and 380; Instrument recorded in Deed Book 248, Page 117 in said Probate Office.

TO HAVE AND TO HOLD to the said grantee, his, 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 and seal, this 14th day of December, 1979.

deed tax 1.00
rec 1.50
ind 1.00
2.50
STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1979 DEC 27 PM 1:29

JAMES B. McCABE
JAMES B. McCABE

Thomas A. Lounsbury, Jr.
JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, JOSEPH T. LIMBAUGH, a Notary Public in and for said County, in said State, hereby certify that James B. McCabe 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of DECEMBER, A. D. 1979.

1900 Dec Dora Dr.
Bham. Al. 35226

Joseph T. Limbaugh
Notary Public.