

This instrument was prepared by

(Name) Barry V. Hutner

(Address) 2220 Highland Ave. South Birmingham, Alabama

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



19800204000012990 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
02/04/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifty Two Thousand Five Hundred and No/100-----(\$52,500.00)---Dollars

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

Joan M. Roberts, an unmarried woman

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

Joseph Kevin Brown

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

Lot 60, according to the map and survey of Woodland Hills, 1st Phase, 4th Sector, recorded in Map Book 6, page 24, of the records in the Office of the Judge of Probate Court of Shelby County, Alabama.
Situated in Shelby County, Alabama.

Subject to:

Ad valorem taxes due October 1, 1980.

Thirty-five foot building line as shown by recorded plat.

Ten foot easement along Southwesterly side of subject property and twenty foot easement along Westerly side of subject property, as shown by recorded plat.

Restrictions as recorded in Misc. Volume 9, page 11, in the Probate Office of Shelby County, Alabama.

Right of Way to Alabama Power Company as recorded in Volume 107, page 526, in the said Probate Office.

Right of Way to Alabama Power Company and Southern Bell Telephone & Telegraph Co. as recorded in Volume 287, page 510, in the said Probate Office.

\$52,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith delivery of this deed.

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 31st day of January, 1980

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
WARRANTY DEED

(Seal)

1980 FEB -4 AM 9:19

(Seal)

Joan M. Roberts, Jr.
JUDGE OF PROBATE (Seal)

Rec. 1.50
Ind. 1.00
2.50

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joan M. Roberts, an unmarried woman 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of January, A. D., 1980

BARRY V. HUTNER

ATTORNEY AT LAW

THE HIGHLAND PROFESSIONAL BUILDING

Notary Public.