

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Twenty Thousand Eight Hundred Thirty-Three and 13/100's Dollars and the assumption of the below mentioned mortgage to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we James Allen Jennings and wife, Marie Jennings (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Bjarne R. Kristensen, an unmarried man (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 5, Block 5, according to Indian Valley Sixth Sector, as recorded in Map Book 5, page 118, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, and limitations, if any, of record.

Grantee herein, as part of the purchase price and consideration for this deed, assumes and agrees to pay that certain indebtedness evidenced by that certain mortgage dated July 6, 1976, executed by Ralph Sanderson Realty Co., Inc., a corporation, to City Federal Savings and Loan Association, recorded in Vol. 355, page 889, in Shelby County, Alabama.

A second mortgage in the principal amount of \$6,106.02 was executed simultaneously herewith by the Purchaser to the Seller as part of the consideration for the above-described equity.

To have and to hold to the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 and seals, this 25th day of March, 1980.

James Allen Jennings
James Allen Jennings

Marie Jennings
Marie Jennings

By Robert C. Sutton, Attorney-in-fact, pursuant to that certain Power of Attorney dated March 10, 1980, as recorded in 35, page 481, of the Office of the Judge of Probate, Shelby County, Alabama.

Robert C. Sutton
Robert C. Sutton

I, Brenda Kathryn Hastings, a Notary Public in and for said County, in said State, hereby certify that Robert C. Sutton, in his capacity as Attorney-in-fact, pursuant to that certain Power of Attorney dated March 10, 1980, as recorded in 35, page 481, of the Office of the Judge of Probate, Shelby County, Alabama, signed the names of James Allen Jennings and Marie Jennings to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, in his capacity as Attorney-in-fact has executed the same voluntarily on the date the same bears date.

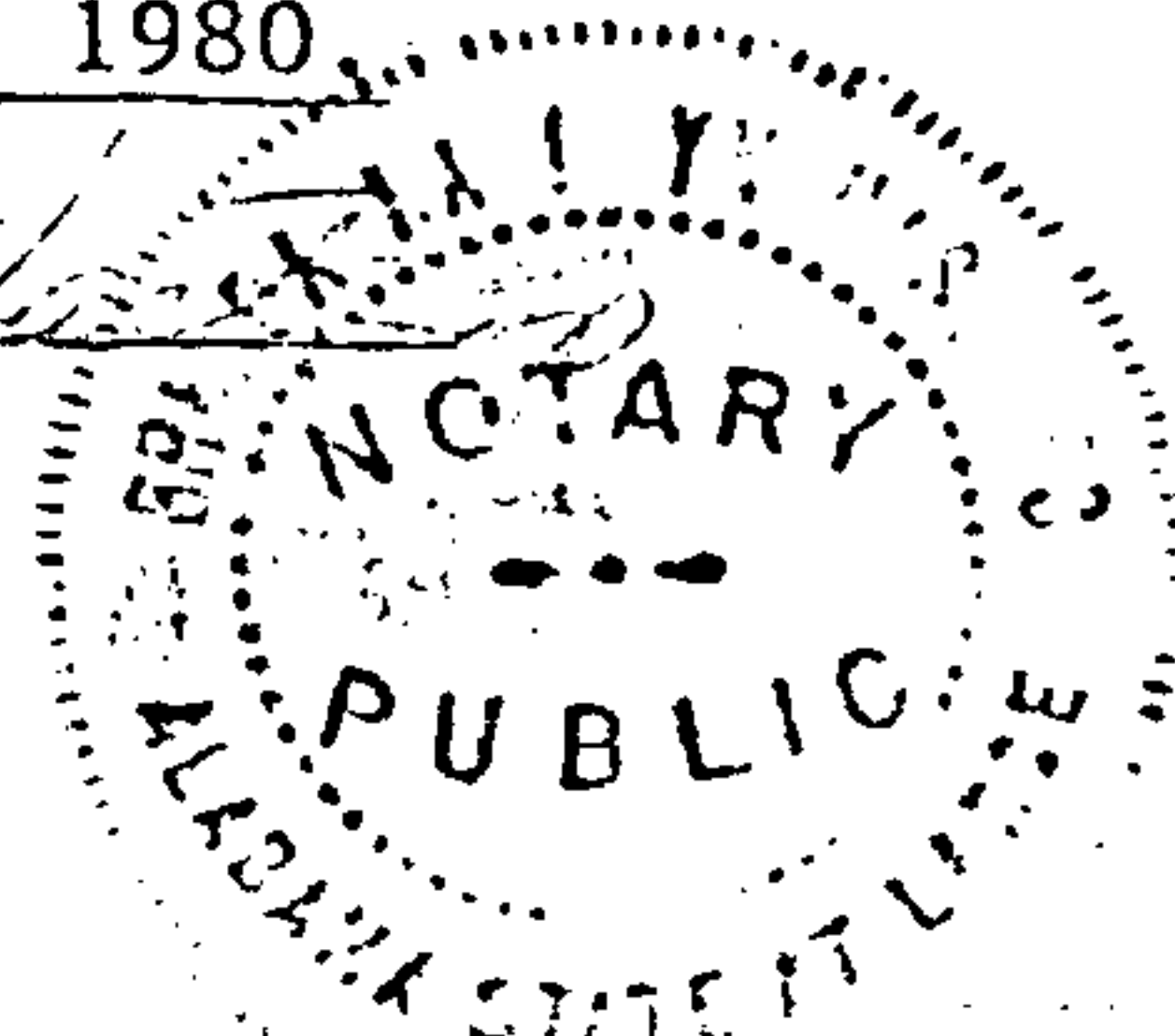
Given under my hand and official seal this 25th day of March, 1980.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1980 MAR 27 PM 4:17

See into 401 - 762
Deed Tax 15.00
Rec. 150
Def. 100
1750

Notary Public



Robert C. Sutton