

THIS INSTRUMENT PREPARED

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Shelby Cnty Judge of Probate, AL
04/24/1980 00:00:00 FILED/CERTIFIED

NAME James W. May
ADDRESS 2154 Highland Avenue
Birmingham, Alabama 35205

WARRANTY DEED (Without Survivorship)

ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of Eight Thousand Seven Hundred Twenty & no/100 (\$8,720.00) DOLLARS and the assumption of the hereinafter described mortgage to the undersigned grantor Luther Garland Horton, Jr. and wife, Elaine B. Horton in hand paid by William E. Wisener

the receipt whereof is acknowledged we the said Grantors

do grant, bargain, sell and convey unto the said William E. Wisener

the following described real estate, situated in Shelby County, Alabama, to-wit:

48 Lot 3, Block 3, according to the survey of Brookfield, First Sector, as recorded in Map Book 5, page 125, in the Probate Office of Shelby County, Alabama.

BOOK 326 PAGE 326
SUBJECT TO: 1) Current taxes; 2) 30' building line as shown by recorded map; 3) 7.5' easement south and 5' easement west as shown by recorded map; 4) Right of way to Alabama Power Company recorded in Misc. Vol. 4, page 818, Vol. 121, page 40 and Vol. 245, page 24, in the Probate Office of Shelby County, Alabama; 5) Restrictions recorded in Misc. Vol. 4, page 636, in said Probate Office.

Grantee herein assumes and agrees to pay that certain mortgage from Luther Garland Horton, Jr., and Elaine B. Horton to Leedy Mortgage Company, Inc., filed for record June 12, 1978 & recorded in Vol. 379, page 137, in Shelby County, Alabama, and transferred to Buffalo Savings Bank, in Misc. Vol. 26, page 645, in Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said GRANTEE(S) his, her or their assigns forever.

And X (we) do, for ~~MYSELF~~ (ourselves) and for ~~MY~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~X~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

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, we have hereunto set our hand and seals, this 23rd day of April

WITNESS:

Deed 9.00
Deed 1.50
Ind. 1.00
11.50
STATE OF ALA. 621800,
I CERTIFY THIS
INSTRUMENT WAS FILED
1980 APR 24 AM 8:29

Luther Garland Horton, Jr.
Elaine B. Horton

State of ALABAMA

JEFFERSON

COUNTY

Judge of Probate

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Luther Garland Horton, Jr. and wife, Elaine B. Horton whose name S are signed to the foregoing conveyance, and who are know to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 23rd day of April, A. D., 19 80

ODOM, MAY & DeBUYS, ATTORNEYS