

This instrument was prepared by

(Name) Dale Corley

(Address) 1933 Montgomery Highway

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

19800507000051420 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
05/07/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-Nine Thousand Six Hundred Fifty and no/100-----Dollars

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

Marianna G. Cospers and husband, John A. Cospers

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

Leila Crawford Smith

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

Lot 7-A, Block 2, according to the map and resurvey of Lots 6, 7, 8, 9, 10, 11, 12, 14, and 15, Block 2, Stoneridge, as recorded in Map Book 7, Page 13, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama. Mineral and mining rights excepted.

- Subject to:
- 1. Current taxes.
 - 2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, recorded in Volume 64, Page 267, in the said Probate Office.
 - 3. Restrictions as recorded in Misc. Volume 17, Page 865, in the said Probate Office.
 - 4. Easements as shown by the recorded plat.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to United Federal Savings & Loan Association, recorded in Volume 379, Page 294, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

\$8,000.00 of the purchase price above was paid from a mortgage loan closed simultaneous.

Dated 22.00
Rec. 1.50
Ind. 1.00
24.50
Sec mtg. 402-617
STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
10:0 MAY -7 AM 9:00

Marianna G. Cospers (Seal)
Marianna G. Cospers

John A. Cospers (Seal)
John A. Cospers

STATE OF ALABAMA
Jefferson COUNTY
JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Marianna G. Cospers and wife, John A. Cospers whose names are signed to the foregoing conveyance, and who are known 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 official seal this 25th day of April, A. D., 1980.

Notary Public

BOOK 326 PAGE 269