

This instrument was prepared by

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(Address) P.O. Box 1227, Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

349

19801112000128630 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
11/12/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of....FOUR THOUSAND AND NO/100 (\$4,000.00) DOLLARS.....

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

ROBERT CECIL DYER and wife, EVA IRENE M. DYER,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
GERALD L. ABERNATHY, an unmarried man,

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

See attached Schedule "A" for legal description of real estate.

Subject only to the following encumbrances and easements:

1. Ad valorem property taxes and other assessments for 1981 and subsequent years.
2. Transmission Line Permits to Alabama Power Company, as shown by the following instruments of record in the Office of the Judge of Probate of Shelby County, Alabama: Dated March 12, 1947 and recorded in Deed Book 129, at Page 164; dated September 13, 1951 and recorded in Deed Book 148, at Page 546; dated October 27, 1958 and recorded in Deed Book 199, at Page 432; and, dated November 16, 1965 and recorded in Deed Book 240, at Page 829.

All of the consideration for this deed plus other funds for use in connection with this real estate were loaned to the Grantee herein by First National Bank of Columbiana and secured by a purchase money mortgage covering the above described real estate executed and delivered simultaneously herewith.

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 GRANTEE(S), 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 GRANTEE(S), 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 day of November, 1980.

Dec 150 STATE OF ALA. SHELBY CO.
I CERTIFY THIS
Jud 1-00 see Mtg 407-538
250 1980 NOV 12 AM 9:37 (Seal)

✓ Robert Cecil Dyer (Seal)

Robert Cecil Dyer

(Seal)

✓ Eva Irene M. Dyer (Seal)

Eva Irene M. Dyer

(Seal)

STATE OF ALABAMA
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Cecil Dyer and wife, Eva Irene M. Dyer, whose name(s) 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 day of

November A. D., 1980.

Paul B. B.
My Commission Expires August 1, 1982.

Public.

First Nat'l of Columbiana