

This instrument was prepared by

(Name) M. WAYNE WHEELER, ATTORNEY

(Address) 2230 - 3RD AVENUE, NORTH
BIRMINGHAM, ALABAMA 35203

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

651 Cross Creek Trail
Pelham, AL 35124

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of

ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS

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

BILLY RAY MERRITT and wife, WANDA M. MERRITT

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

BILLY RAY MERRITT and wife, WANDA M. MERRITT

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

Lot 1, in Block 4, according to the Survey of Cahaba Valley Estates, Seventh Sector, as recorded in Map Book 6, Page 82, in the Office of the Judge of Probate of Shelby County, Alabama.
MINERAL AND MINING RIGHTS EXCEPTED.

SUBJECT TO:

1. A 40 foot building set back line as shown on recorded plat.
2. Easements over the Southerly 10 feet of subject property for public utilities, as shown by recorded plat.
3. Easements to Alabama Power Company in Deed Volume 108, page 379.
4. Mineral and mining rights and all rights incidental thereto excepted in Deed Volume 298, page 597.
5. Restrictions, conditions, and limitations recorded in Misc. Vol. 15, Page 333, which contain no reversionary clause.
6. Easements regarding sanitary sewer recorded in Deed Volume 298, page 677.
7. Agreement regarding sanitary sewer system recorded in Misc. Vol. 15, p. 501.
8. Easements to Ala. Power Co and So. Central Bell Telephone Company in Deed Vol. 302, p. 83.
9. Extension of fence over the Easterly side of subject property by 2.1 feet as shown on Survey by Laurence D. Weygand, dated Sept. 4, 1980.
10. Mortgage from Billy Ray Merritt and wife, Wanda M. Merritt, to Real Estate Financing, Inc. recorded in Mortgage Book 405, page 724, in said Probate Office.

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, we have hereunto set our hands(s) and seal(s), this 26th day of March, 1981.

1981 APR -2 AM 9:14

Judge of Probate (Seal)

(Seal)

(Seal)

(Seal)

Billy Ray Merritt (Seal)
Wanda M. Merritt (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned

Billy Ray Merritt and wife Wanda M. Merritt, a Notary Public in and for said County, in said State,

hereby certify that they 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 26th day of March, A. D., 1981

(NOTARIAL SEAL)

Notary Public.