

This instrument was prepared by

(Name) James T. Johnson, III ✓

(Address) 813 Shades Creek Parkway, Birmingham, Alabama 35209

Gregory C. Beers Evelyn S. Beers
1504 Vedure Circle
Birmingham, Alabama 35226

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eight Thousand Dollars and the assumption of that certain mortgage recorded in Vol. 375, Page 408, in the Probate Office of Shelby County, Alabama, and also the giving of a purchase money 2nd mortgage in the amount of \$6,000.00

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

Grady H. Bloodworth, Jr., an unmarried man,

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

Gregory C. Beers and wife, Evelyn S. Beers

19810527000058980 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
05/27/1981 00:00:00 FILED/CERTIFIED

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

Lot 22, according to the survey of
Kingwood, as recorded in Map Book 6,
page 40, in the Probate Office of
Shelby County, Alabama

Subject to all encumbrances of record.

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, I have hereunto set my hands(s) and seal(s), this 22nd
day of May, 1981

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

1981 MAY 27 AM 10:41

Grady H. Bloodworth, Jr.
Grady H. Bloodworth, Jr.

General Acknowledgment

STATE OF ALABAMA

JEFFERSON

COUNTY

Deed 8.00
Rec. 1.50
Ind. 1.00
10.50

I, James T. Johnson, III

hereby certify that Grady H. Bloodworth, Jr., an unmarried man,

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me

on this day, that being informed of the contents of the conveyance he executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 22nd day of May

Notary Public