

This instrument was prepared by

(Name) Joel C. Watson, Attorney

(Address) P.O. Box 987, Alabaster, AL



This form furnished by:

Cahaba Title, Inc.

1970 Chandler South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED

824



Shelby Cnty Judge of Probate, AL
06/25/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of Three Hundred Dollars and No/100 and the assumption of the below described mortgages.

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

James A. Shrove and wife, Margaret J. Shrove

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

Jim Pino, Eason Mitchell, Bruce Green and Joel C. Watson

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lots 7 and 8, in Block 93, according to J.H. Dunstan's Map of the Town of Calera. Situated in the Town of Calera, Shelby County, Alabama.

Grantee herein expressly agree to assume and pay the below described mortgages (a.) Mortgage executed by Jackson C. Ward and Jean E. Ward to City Federal Savings and Loan Association dated October 19, 1977, filed for record on October 21, 1977, 9:55 a.m., in Mortgage Book 370, Page 691, in the Probate Office of Shelby County, Alabama, securing \$33,950.00. (b.) Mortgage executed by James A. Shrove and wife, Margaret J. Shrove to Jackson C. Ward and wife, Jean E. Ward dated October 10, 1979, filed for record on October 15, 1979, 8:17 a.m., in Mortgage Book 397, Page 211, in said Probate Office, securing \$3,383.00. (c.) Mortgage executed by James A. Shrove and wife, Margaret J. Shrove to Eason Mitchell, dated October 13, 1979, filed for record on November 12, 1979, 12:51 p.m., in Mortgage Book 398, Page 202, in said Probate Office, securing \$5,000.00.

See reverse side

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 said grantee, his, her or 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 stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this

24th

day of June, 1981

BOOK 333 PAGE 503

(SEAL)

James A. Shrove
James A. Shrove

(SEAL)

(SEAL)

Margaret J. Shrove
Margaret J. Shrove

(SEAL)

(SEAL)

(SEAL)

STATE OF Alabama

Shelby

COUNTY

General Acknowledgment

I, the undersigned

in said State, hereby certify that

James A. Shrove and wife, Margaret J. Shrove

a Notary Public in and for the County of Shelby, Alabama.

whose name(s) are signed to the foregoing conveyance, and where 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 24 day of June

A.D. 1981

Box 560

My Commission expires 5/1/84

Escrow accounts for taxes and insurance at City Federal Savings and Loan assigned by Grantors to Grantees.
Subject to easements, restrictions and rights of way of record.

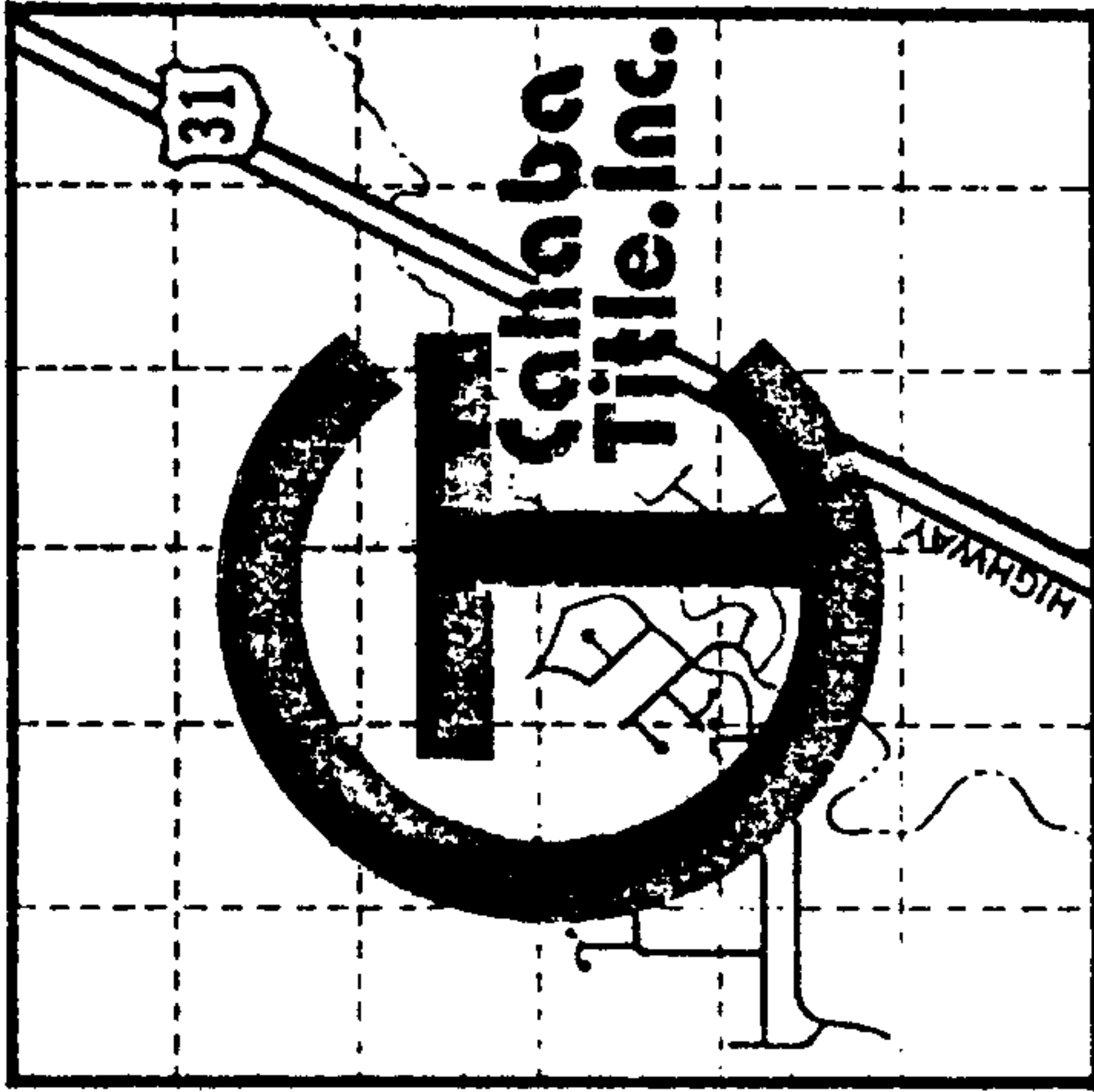
19810625000069890 Pg 2/2 .00
Shelby Cnty Judge of Probate, AL
06/25/1981 00:00:00 FILED/CERTIFIED

Deed tax 50
Rec. 4.00
Ind. 1.00
\$5.50

1981 JUN 25 AM 9:12

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF



Recording Fee \$
Deed Tax \$

This form furnished by

Cahaba Title, Inc.

1970 Chandalar South Office Park

Pelham, Alabama 35124

Telephone 205-663-1130

Representing St. Paul Title Insurance Corporation

Return to:

BOOK 333 PAGE 594