

This instrument was prepared by

(Name) Dale Corley

(Address) 1933 Montgomery Highway

19810713000076560 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
07/13/1981 00:00:00 FILED/CERTIFIED

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

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Thousand and 00/100 Dollars

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

John Wilburn Cotten and wife, Ella Virgene Cotten

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

Dianne Simmons

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

Lot 2 according to Eagle Wood Estates, First Sector as recorded in Map Book 7, Page 45, in the Probate Office Shelby County, Alabama.

Subject to:

1. Current taxes
2. 7.5 foot easement on east and 10 foot easement on south as shown by recorded map.
3. 30 foot building line as shown by recorded map.
4. Right of way to Alabama Power Company recorded in Volume 312, page 157, in the Probate Office of Shelby County, Alabama.
5. Restrictions contained in Misc. Volume 24, page 847, Misc. Volume 36, page 26 and Misc. Volume 37, page 893, in said Probate Office.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Real Estate Financing, Inc. recorded in Volume 407, page 100, 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 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 25th day of June, 1981.

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

NOTARIAL SEAL WAS PLACED

(Seal)

1981 JUL 13 AM 3:53

(Seal)

Thomas A. Snowdon, Jr.

JUDGE OF PROBATE (Seal)

Deed 5.00

Rec. 1.50

Ind. 1.00

7.50

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Wilburn Cotten and wife, Ella Virgene Cotten 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 25th day of

June

A. D., 1981.

✓ CORLEY, HENRIS, CLARK, CONLEY, TRUSTON & BENTLEY, ATTORNEYS
1933 MONTGOMERY HIGHWAY
BIRMINGHAM, ALABAMA 35209

Notary Public