

THIS INSTRUMENT PREPARED

236

Send Tax Notice to:  
Stephen A. Cruce, III  
Jacqueline S. Cruce  
2916 Coatbridge Lane  
Birmingham, Alabama 3524

NAME T. Zurzola

ADDRESS 1510 Walnut Street, Philadelphia, Pennsylvania, #19102

WARRANTY DEED (Without Survivorship)

ALABAMA TITLE CO., INC.

State of Alabama

COUNTY

Know All Men By These Presents,

19811209000130130 Pg 1/1 .00  
Shelby Cnty Judge of Probate, AL  
12/09/1981 00:00:00 FILED/CERTIFIED

That in consideration EIGHTY-TWO THOUSAND (\$82,000.00) DOLLARS  
to the undersigned grantor / H. JAMES SHEETZ, MORTON D. BOHN, JR., WILLIAM G. WALSH, JR.  
Declaration of Trust dated June 1, 1978  
in hand paid by STEPHEN A. CRUCE III and JACQUELINE S. CRUCE, his wife

the receipt whereof is acknowledged the said H. James Sheetz, Morton D. Bohn  
do grant, bargain, sell and convey unto the said Daniel J. Herron and Francis X. Howard, Trustees  
Stephen A. Cruce III and Jacqueline S. Cruce, his  
the following described real estate, situated in Shelby County, Alabama

to-wit:

Lot 49, Block 2, according to the Plat of Selkirk, a subdivision of Inverne  
as recorded in Map Book 6, Page 163, in the Office of the Judge of Probate  
of Shelby County, Alabama.

- 336 PAGE 710  
BOOK 710
- This conveyance is subject to the following:
1. Said property is subject to those protective covenants or restrictions recorded in Miscellaneous Book 21, Pages 10-22, in the Office of the Judge of Probate of Shelby County, Alabama.
  2. Easements, rights of way, and set-back lines of record.
  3. Mineral and mining rights not owned by Grantor.
  4. Any applicable zoning ordinances.

AND by Authority set forth under Declaration of Trust dated June 1, 1978  
any two Trustees thereunder may act for all the Trustees.

\$53,546.07 of the above consideration was paid by assumption of  
mortgage to City Federal Savings and Loan Association recorded in  
Mortgage Book 382, Page 623 in the aforesaid Probate Office.

TO HAVE AND TO HOLD, to the said GRANTEE(S) his, her or their 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 a  
encumbrances: except as aforesaid

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, they have hereunto set their hand and seals, this 1st  
day of December, 1981.

WITNESS:

*Deed tap - 2850  
Dec 3 00  
Ind. 1 00  
3250*

1981 DEC -9 AM 10:11

State of Pennsylvania

Philadelphia COUNTY

General Acknowledgement

WILLIAM G. WALSH, JR. and FRANCIS X. HOWARD, a Notary Public in and for said County, in said State  
hereby certify that Daniel J. Herron and Francis X. Howard, Trustees under Declaration of Trust  
dated June 1, 1978 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 the said Daniel J. Herron and Francis X. Howard executed the same voluntarily  
on the day the same bears date. in their capacity as such trustees of

Given under my hand and official seal this 1st day of December, 1981

A. D., 1981