

\$30,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed.

THIS INSTRUMENT WAS PREPARED BY:

Name: Nancy J. Hammer
Address: 47 Perimeter Center E., NE; Suite 650; Atlanta, Ga 30346

STATE OF ALABAMA)

D E E D

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$32,500.00 THIRTY-TWO THOUSAND FIVE HUNDRED DOLLARS & NO/100 to the undersigned GRANTOR, 2154 TRADING CORPORATION, a Corporation, d/b/a INVERNESS, (herein "GRANTOR"), in hand paid by Bradford G. & Beverley C. Watson (herein referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto the said GRANTEE, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 10, Block 1, according to the Plat of Woodford, a subdivision of Inverness, as recorded in Map Book 8, Page 51, in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is subject to the following:

1. Ad Valorem taxes due and payable October 1, 1982.
2. Said property is subject to those Protective Covenants or Restrictions recorded in Miscellaneous Book 38 Pages 380-394 in the Office of the Judge of Probate of Shelby County, Alabama.
3. Easements, rights of way, and set-back lines of record.
4. Mineral and mining rights not owned by GRANTOR.
5. Any applicable zoning ordinances.

TO HAVE AND TO HOLD, to the said GRANTEE, its successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has caused this conveyance to be executed by the respective duly authorized officers thereunto on this 4th day of February, 1982.

2154 TRADING CORPORATION
Radford F. Lewis
Asst. Vice President

STATE OF GEORGIA)

COUNTY OF DEKALB)

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that Radford F. Lewis, whose name as Vice President of 2154 Trading Corporation, a Corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 4th day of February, 1982.

STATE OF ALABAMA, SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1982 FEB 17 PM 3:42

Thomas A. Shandley, Jr.
JUDGE OF PROBATE

deed tax 2.50
Rec 1.50
Notary Public
Frances H. Dunn
Notary Public, Georgia, Not at Law
My Commission Expires Dec. 12, 1982

Bradford G. Watson
28400 *Antenna Trail*
Birmingham 35243

BOOK 337 PAGE 811