

This instrument was prepared by  
(Name) Frank K. Bynum  
(Address) 2100 16th Avenue South

Sara Ayers Bagby  
2513 Hamilton Circle  
Pelham, Alabama 35214

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

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-Four Thousand Eight Hundred and no/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,

K. Dale Adkins and wife, Wanda Adkins

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

Sara Ayers Bagby

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

Lot 205, according to the survey of Chandalar South - Fifth  
Sector as recorded in Map Book 6, Page 146 in the Probate Office  
of Shelby County, Alabama.

Subject to:

1. Current taxes.
2. Building setback line of 40 feet reserved from Hamilton Circle as shown by plat.
3. Public utility easements as shown by recorded plat, including Alabama Power Company easement on Northwest side and easement of varying width over North side of lot.
4. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 19, Page 594, in Probate Office.
5. Agreement in regard to transmission of power, with Alabama Power Company, as set out in Misc. Book 19, Page 590, in Probate Office.
6. Easement to Ala. Power Co. as shown by instrument recorded in Deed Book 179, Page 375, and restrictions regarding underground cables, as recorded in Misc. Book 19, Page 593, in Probate Office.
7. Permit to Ala. Power Co. as shown by instrument recorded in Deed Book 306, Page 390, in Probate Office.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Birmingham Trust National Bank, recorded in Mortgage Book 398, Page 361, 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 X (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that X (we) have a good right to sell and convey the same as aforesaid; that K (we) will and ~~our~~ (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 13th  
day of July, 19 82. 1

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS

DEED WAS FILED (Seal)

1982 JUL 15 AM 9:47 (Seal)

Thomas A. Shoultz (Seal)  
JUDGE OF PROBATE

K. Dale Adkins (Seal)  
K. Dale Adkins

Wanda Adkins (Seal)  
Wanda Adkins

STATE OF ALABAMA  
Jefferson COUNTY

Deed 25.00  
Rec. 3.00  
Incl. 1.00  
29.00

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that K. Dale Adkins, husband of Wanda Adkins  
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 13th day of July, A. D. 19 82.

Bynum & Bynum

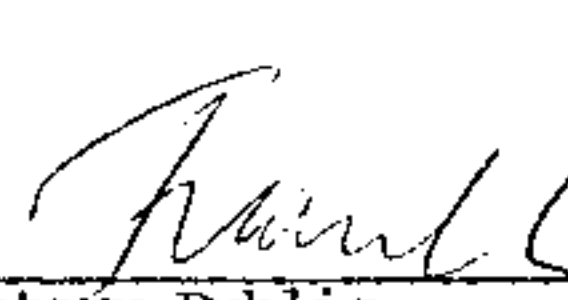
Frank L. Bynum  
Notary Public

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wanda Adkins, wife of K. Dale Adkins 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of July, 1982.

  
Notary Public

BOOK 341 PAGE 59-A

Bynum & Bynum, Attys.  
P. O. Box 3418  
Birmingham, AL 35255

RETURN TO:

Dale Adkins and wife,

Wanda Adkins

TO

Sara Ayers Bagby

## WARRANTY DEED

STATE OF ALABAMA,

County.

Judge of Probate

This Form Furnished by

**LAND TITLE COMPANY OF ALABAMA**

317 NORTH 20TH STREET  
BIRMINGHAM, ALABAMA 35203

RECORD FEE \$ 2.50

2.50  
297.50