

This instrument was prepared by

(Name) Donald L. Newsom CORRETTI & NEWSOM
1804 7th Avenue, North
(Address) Birmingham, Al. 35203

1273
Robert Louis Copus, Jr.
904 Frontier Drive, Pelham, AL



WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SIX THOUSAND AND NO/100 (\$6,000.00) DOLLARS AND THE ASSUMPTION OF THE
HEREINAFTER DESCRIBED MORTGAGE.

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

PAUL F. AHRENS and wife, PAMELA S. AHRENS

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

ROBERT LOUIS COPUS, JR.

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

Lot 21, Block 1, according to the Survey of Cahaba Valley Estates, First Sector, as recorded
in Map Book 5, Page 84, in the Probate Office of Shelby County, Alabama. Mineral and mining
rights excepted.

Subject to: (1) Taxes for the current year 1983 and subsequent years. (2) Building line and
easements as shown by recorded plat. (3) Restrictions as recorded in Volume 272, Page 320, in
said Probate Office. (4) Right-of-way for road as recorded in Volume 262, Page 440, in said
Probate Office. (5) Rights-of-way to Alabama Power Company and Southern Bell Telephone &
Telegraph Co. as recorded in Volume 273, Page 60 and Volume 274, Page 316 in said Probate
Office. (6) Excepting therefrom all minerals of every kind and character, including, but not
limited to oil, gas, sand and gravel, in, on and under subject property, together with all
mining, drilling and excavation rights.

As part of the consideration herein, Grantees herein agree to assume and pay the balance of
that existing mortgage in favor of Jefferson Federal Savings & Loan Association of Birmingham,
as recorded in Volume 426, Page 644, and transferred to The First National Bank of Birmingham,
by instrument recorded in Misc. Volume 48, Page 374, in said Probate Office.

TO HAVE AND TO HOLD to the said grantees, 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 grantees, 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 en-
cumbrances, 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 grantees, 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 17th
day of June, 1983.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
1983 JUN 27 PM 12: 28

(SEAL)

Paul F. Ahrens
PAUL F. AHRENS

(SEAL)

Thomas A. Donnelly, Jr.
JUDGE OF PROBATE

(SEAL)
Paid TAX 6.00
Rec 1.50
Total 1.00

Pamela S. Ahrens
PAMELA S. AHRENS

(SEAL)

(SEAL) 8.50

(SEAL)

STATE OF ALABAMA
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned authority
in said State, hereby certify that Paul F. Ahrens and wife, Pamela S. Ahrens

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 17th day of June, 1983.

June

A.D. 19 83

Carla W. Richardson
Notary Public