

This instrument was prepared by

(Name) Donald B. Sweeney, Jr., Esq.

(Address) 1010 Massey Building, Birmingham, Alabama 35203

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

the value of the property of \$80,000.

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and no/100 and other valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Aubrey A. Cahoon, an unmarried man,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Joyce P. Cahoon (formerly Mrs. Aubrey A. Cahoon, wife)

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

Lot 2, Block 9, according to the survey of Kerry Downs as recorded in Map Book 5, pages 135 and 136 in the Probate Office of Shelby County, Alabama.

As further consideration for this conveyance, Grantee herein agrees to assume that certain mortgage to Jefferson Savings and Loan Association filed for record on the 10th day of January, 1974, and recorded in Volume 336, Page 551, in the Office of the Judge of Probate, Shelby County, Alabama

SPECIAL EXCEPTIONS:

Easement as shown by recorded map.

Restrictions recorded in Misc. Vol. 5, page 86, and Misc. Vol. 5, page 268, in the Probate Office of Shelby County, Alabama.

Right of way to Alabama Power Company recorded in Vol. 281, page 497; Misc. Vol. 5, page 625 and Misc. Vol. 5, page 626, in said Probate Office.

Mineral and mining rights and rights incident thereto recorded in Vol. 305, page 890, in said Probate Office.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (We) do for myself (~~myself~~) and for my (~~my~~) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (~~we~~) 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, I have hereunto set my hands(s) and seal(s), this 10TH day of JANUARY, 1984

Deed TAX 80.00
Rec 1.30
Jud 1.00
8.250
1984 JAN 27 AM 9:01

Aubrey A. Cahoon (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, ROBERT E. MODDER, a Notary Public in and for said County, in said State, hereby certify that Aubrey A. Cahoon 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 10TH day of JANUARY, A. D., 1984

P. O. Box 2366

Birmingham, AL 35201

Robert E. Modder Public.