

This instrument was prepared by

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(Name) Anthony D. Snable, Attorney
628 Pleasant Grove Road
(Address) Pleasant Grove, Al 35127

Address For Taxes:
5645 Hazenhill Rd.
Birmingham, Al 35212

WARRANTY DEED.

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Thousand and no/100 DOLLARS
and assumption of the hereinafter described mortgage
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Frederick W. Leimberger, Jr. and wife, Patricia Ann Leimberger
(herein referred to as grantors) do grant, bargain, sell and convey unto
Mosley Homebuilders, Inc.
(herein referred to as grantee, whether one or more), the following described
real estate situated in
Shelby County, Alabama to-wit:

Lot 7, Block 1, according to the Survey of Selkirk, a subdivision of Inverness, as recorded
in Map Book 6, Page 163, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year, 1984.
2. Easements, restrictions and reservations of record, if any.

As a part of the consideration herein the grantees assume and agree to pay the balance of
that certain mortgage given by Clifford E. Waits, Jr. and Cheryl S. Waits, to Johnson &
Associates Mortgage Co., filed for record June 7, 1978 and recorded in the Probate Office
of Shelby County, Alabama, and recorded in Volume 379, Page 1, and assigned to Old Colony
Co-Operative Bank filed for record June 7, 1978, and recorded in Misc. Volume 25, Page 511,
in the Probate Office of Shelby County, Alabama.

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 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 all encumbrances unless other-
wise 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, we have hereunto set our hand(s) and seal(s), this 23rd
day of November, 1983

WITNESS:
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 APR 16 AM 10:39 (Seal)
JUDGE OF PROBATE (Seal)

Frederick W. Leimberger, Jr. (Seal)
Patricia Ann Leimberger (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Frederick W. Leimberger, Jr. and wife, Patricia Ann Leimberger
whose names 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 23rd day of November, 1983

Anthony D. Snable

