

831

This instrument was prepared by

(Name) DANIEL M. SPITLER
 Attorney at Law
 (Address) 108 Chandalar Drive
Pelham, Alabama 35124

This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689
 Pelham, Alabama 35124
 Phone (205) 988-5600
 Policy Issuing Agent for
 SAFECO Title Insurance Company



WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of -----THIRTY-FIVE THOUSAND AND NO/100 (\$35,000.00)-----

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

A. G. BLACKMON a/k/a ACIE G. BLACKMON and wife, CORA T. BLACKMON,

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

MARTIN J. SIMS

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

Lots 11, 12, 25, 26, and 27, according to the map and survey of Brothers Addition to the Town of
 Wilsonville, Alabama, situated in Section 7, Township 21 South, Range 2 East, as recorded in Map
 Book 4, Page 59; Less and except the West 50 feet of uniform width of Lot 11 and Lot 25.
 Situated in Shelby County, Alabama.

SUBJECT TO:

Excepting therefrom title to 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.

Restrictions as shown by recorded plat.

Building lines and easements as shown by recorded plat.

Right of Way to Alabama Power Company as recorded in Volume 228, Page 180, in the said Probate
 Office.

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

The Grantors herein Acie G. Blackmon and A. G. Blackmon are one and the same person.
 TO HAVE AND TO HOLD to the said grantee, 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 grantee, 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 grantee, his, her or their
 heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) Acie G. Blackmon set my (our) hand(s) and seal(s) this 10th
 day of October

Mortgage Tax \$ 19.84Deed Tax 5.00Mineral Tax 2.50Recording Fee 2.00Index Fee 2.00TOTAL \$ 49.50

STATE OF ALABAMA
 I CERTIFY
 INSTRUMENT

1984 OCT 12 AM 10:07

100-112005-34

JUDGE

A. G. Blackmon
 A. G. Blackmon (SEAL)

Acie G. Blackmon
 Acie G. Blackmon (SEAL)

Cora T. Blackmon
 Cora T. Blackmon (SEAL)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County,
 in said State, hereby certify that A. G. Blackmon a/k/a Acie G. Blackmon and wife, Cora T. Blackmon,

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 10th day of October

A.D. 1984

[Signature]
 Notary Public