

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

Kenneth W. Brast and Dwight A. Sandlin
C/O Mortgage Corp. of the South
P. O. Box 10726
Birmingham, AL 35202

NAME: ROBERT R. SEXTON, Attorney at Law
1600 City Federal Building
ADDRESS: Birmingham, Alabama 35203

1238

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty Thousand Five Hundred Ninety and No/100 (\$30,590.00) DOLLARS

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

CAHABA INVESTORS, A General Partnership

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

KENNETH A. BRAST and DWIGHT A. SANDLIN

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

Lots 18, 19, 20, 21, 22, 23 and 24, according to the Survey of Cahaba Manor Town Homes, Third Addition, as recorded in Map Book 7, Page 158, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due in the year 1985.
2. Easements over the easterly 15 feet to subject property for public utilities as shown by record plat.
3. Easements to Alabama Power Company in Deed Book 108, Page 379, and Deed Book 326, Page 131.
4. Agreements with Alabama Power Company in Misc. Volume 34, page 457.
5. Agreements regarding underground cables in Misc. Volume 34, Page 463.
6. Easements and agreements to Pelham Sewer Fund, Inc. in Deed Volume 345, Page 785.
7. Declarations of covenants, agreements and conditions in Misc. Volume 49, Page 238 and Misc. Volume 49, Page 241.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 NOV 28 AM 9:20

Deed Tax 31.00
Reg 2.50
Ind 1.00
34.50

Thomas A. Sandlin, Jr.
JUDGE OF PROBATE

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 the said GRANTEE, 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 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 GRANTEE, 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 26th day of November, 1984.

CAHABA INVESTORS

By: *Avery A. Clenney* (Seal)
As Its General Partner

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that AVERY A. CLENNEY, as General Partner of CAHABA INVESTORS, A General Partnership 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, in his capacity aforesaid and with full authority on the day the same bears date.

Given under my hand and official seal this 26 day of November, A. D., 1984

FM#ATC-2

Bernett, Jingle

Notary Public.