

NAME James P. Burford, III
Suite 2000, 300 Vestavia Office Park
ADDRESS Birmingham, Alabama 35216

FILED IN WICKS
3460 ORK CHURCH DR.
BIRMINGHAM ALA. 35243

WARRANTY DEED (Without Survivorship)

1117
Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifty Three Thousand and 00/100 Dollars (\$53,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, MILDRED FLOREY BLACKERBY, a married woman, individually and as Administratrix of the
Estate of Thomas J. Florey

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

PHIL T. HONTZAS

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

All that part of the North 3/4 of the NE 1/4 of SE 1/4 of Section 30, Township 19 South,
Range 3 East lying North and West of the Coosa River;
Also the North 3/4 of the NW 1/4 of SE 1/4 of Section 30, Township 19 South, Range 3 East;
Also the E 1/2 of the NE 1/4 of the NE 1/4 of SW 1/4 of Section 30, Township 19 South,
Range 3 East;
Also the NE 1/4 of SE 1/4 of NE 1/4 of SW 1/4 of Section 30, Township 19 South, Range 3
East;
All being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1985 and thereafter. (2) Right-of-Way granted to
Shelby County by instrument recorded in Deed Book 149, Page 316 in Probate Office.
(3) Lease to Amoco Production covering certain minerals recorded in Deed Book 327, Page
566. (4) Flood right of Alabama Power Company as set out in Case No. CA-66-769 in the
Probate Office of Shelby County, Alabama.

Mineral and mining rights are hereby quitclaimed to grantee but are not warranted.

The property conveyed herein is not the homestead of Mildred Florey Blackerby.

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 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 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 16
day of January, 19 85.

(Seal)

Mildred Florey Blackerby
MILDRED FLOREY BLACKERBY

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State,
hereby certify that _____
whose name _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance _____ executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this _____ day of _____, A. D., 19_____

STATE OF ALABAMA)

Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said County and in said State, hereby certify that Mildred Florey Blackerby, a married woman, individually, and as Administratrix of the Estate of Thomas J. Florey, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before on this day that, being informed of the contents of the conveyance, she, in her individual capacity and in her capacity as Administratrix of the Estate of Thomas J. Florey, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of January 1985.

Marcilla Lynn Blackerby
NOTARY PUBLIC



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

1985 JAN 22 AM 9:35

Thomas J. Florey, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>53.00</u>
Mineral Tax		
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL		<u>59.00</u>

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