

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

2024 Wood Sorrell Drive
Birmingham, AL 35244

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 Ten Thousand and No/100 (\$10,000.00)-----DOLLARS and the assumption of the hereinafter described mortgage

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we, ROBERT W. BONE, a married man and B. L. CHENAULT, a married man

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

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

Lot 50, Block 1, according to the Surve of Cahaba Valley Estates, 3rd Sector, as recorded in Map Book 5, page 107, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due in the year 1985.
2. 35 foot building line as shown by recorded map.
3. 10 foot easement on rear and 7.5 foot easement on north as shown by recorded map.
4. Right of way to Alabama Power Company recorded in Volume 277, page 640, in the Probate Office of Shelby County, Alabama.
5. Restrictions contained in Misc. Vol. 2, page 224, in said Probate Office.

Grantee herein agrees to assume and pay the balance of that certain mortgage executed by Donald E. Kinney and Cynthia S. Kinney to Home Federal Savings and Loan Association of Birmingham, recorded in Volume 333, page 25, in the Probate Office of Shelby County, Alabama. The balance of said mortgage being approximately \$27,700.00.

The property conveyed herein does not constitute the homeplace of the grantors.

BOOK 030 PAGE 916

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, we have hereunto set our hands(s) and seal(s), this 4th day of June, 1985.

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

1985 JUN 17 PM 5:11

Deed Tax 1000
250
100
1350

ROBERT W. BONE

B. L. CHENAULT

JUDGE OF PROBATE

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBERT W. BONE and B. L. CHENAULT, both married men 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 4th day of June, A. D., 1985

Notary Public.