

THIS INSTRUMENT PREPARED BY:

Ben F. Hayley
2737 Highland Avenue, South, Birmingham, Alabama 35205

WARRANTY DEED WITHOUT SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

That, for and in consideration of TWO THOUSAND & NO/100 DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, RONALD COOK and wife, EILEEN COOK, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, RONALD LOU FRITZE, (hereinafter referred to as GRANTEE), the following described real estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 30, according to the Survey of Little Woods Ranch Addition to Altadena Valley as recorded in Map Book 5 Page 1, in the Probate Office of Shelby, County, Alabama

SUBJECT TO: (1) Assumption of that certain mortgage in favor of JAMES H. SHIVERS and wife, ELIZABETH M. SHIVERS, which mortgage is filed for record in the Office of the Judge of Probate of Shelby County, Alabama in Book 440, Page 119, which mortgage the Grantee herein expressly assumes and agrees to pay, according to the terms thereof, as part of the consideration for this conveyance; (2) Taxes due in the year 1985 which are a lien but not due and payable until October 1, 1985; (3) Building line as shown by recorded map; (4) Easement as shown by recorded map; (5) Restrictions contained in Volume 231, page 914, Volume 232, page 296, and Volume 240, page 89, in the Probate Office of Shelby County, Alabama; (6) Alabama Gas Agreement recorded in Volume 279, page 624, in said Probate Office; (7) Right of way to Alabama Power Company and Southern Bell Telephone & Telegraph Company recorded in Volume 234, page 481, in said Probate Office; (8) Right of way to Alabama Power Company recorded in Volume 238, page 96, Volume 232, page 724, Volume 218, page 21, Volume 218, page 51 and Volume 218, page 101, in said Probate Office; (9) Right of way to Shelby County, Alabama recorded in Volume 216, page 1, in said Probate Office; (10) Mineral and mining rights and rights incident thereto recorded in Volume 4, page 542, in said Probate Office.

TAX ASSESSOR'S NOTE: For assessment purposes, assess in name of grantee(s) named above at 1816 Hummingbird Lane, Birmingham, Alabama 35226

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(S) 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(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal on this the 2 day of Aug, 1985.

WITNESS:

Ronald Cook
RONALD COOK
Eileen Cook
EILEEN COOK

STAT. CH. ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1985 AUG -5 AM 10:22
JUDGE OF PROBATE

STATE OF ALABAMA)

General Acknowledgment

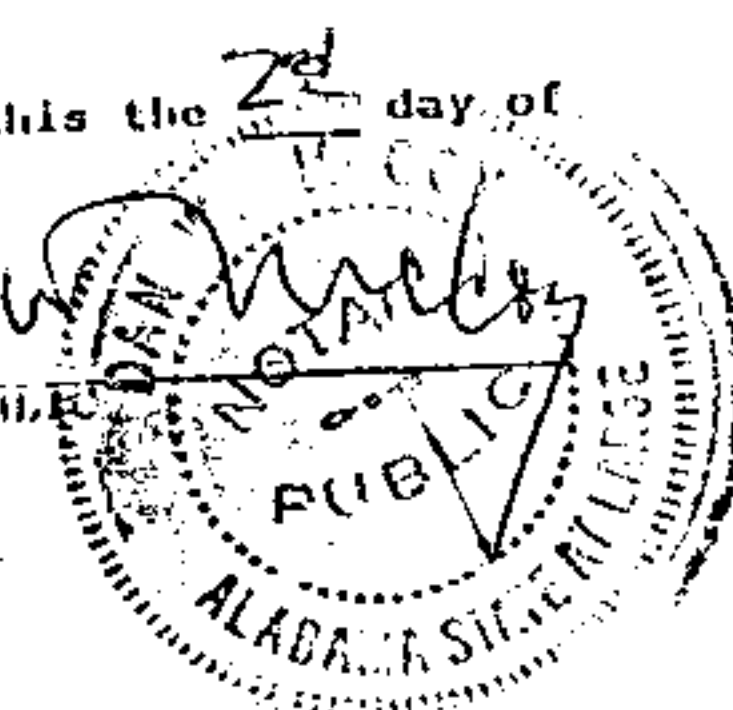
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that RONALD COOK and wife, EILEEN COOK, whose name(s) are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, the same was executed voluntarily on the day the same bears date.

GIVEN under my hand and official seal on this the 2d day of August, 1985.

BEN F. HAYLEY
ATTORNEY AT LAW

NOTARY PUBLIC



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