

(Name) James A. Todd, Jr.

(Address) _____
03-7-26-0-000-041

This instrument was prepared by GENE W. GRAY, JR.
ATTORNEY AT LAW
(Name) 110 Office Park Dr. Suite 230
Birmingham, Alabama 35223
(Address) Telephone (205) 870-5523

Form TICOR 5100 1-84
WARRANTY DEED—TICOR TITLE INSURANCE

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS: 100,000⁰⁰

That in consideration of The conveyance of Lot 117 of Shoal Creek Subdivision

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

Margaret M. Sudduth and husband Joseph E. Sudduth

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

James A. Todd, Jr.

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

Lot 112, according to the Survey of Shoal Creek Subdivision, as recorded in Map Book 6, page 150, in the Probate Office of Shelby County, Alabama.
Subject to:

1. Taxes due in the year 1985 which are a lien but not due and payable until October 1, 1985.
2. Building line and Easement as shown by recorded map.
3. Restrictions contained in volume 19, page 861, Volume 23, page 564, and Volume 23, page 567, in the Probate Office of Shelby County, Alabama.
4. Right of way to Alabama Power Company recorded in Volume 308, page 651 and Volume 318, page 588, in said Probate Office.
5. Right of way to South Central Bell recorded in Volume 356, page 420 in said Probate Office.
6. Agreement with Alabama Power Company recorded in Volume 21, page 855, Volume 26, page 746, and Volume 26, page 848 in said Probate Office.

BOOK 042 PAGE 103

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 16th day of September, 1985.

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

1985 SEP 20 PM 4:39

JUDGE OF PROBATE

Deed tax
Rec 2.50
1.00
3.50

Joseph E. Sudduth (Seal)
Margaret M. Sudduth (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, Gene W. Gray, Jr., a Notary Public in and for said County, in said State, hereby certify that Margaret M. Sudduth and Joseph E. Sudduth whose names are 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 16th day of September, 1985

Gene W. Gray, Jr.
Notary Public