

USDA-FmHA  
Form FmHA-AJ 465-2  
(Rev. 2-14-73)

88  
WARRANTY DEED

This Instrument was Prepared by:

Name Earl Nichols

Address P.O. Box 797

Columbiana, AL 35051

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS:

THAT, in consideration of One Dollar (\$1.00) and other valuable consideration in hand paid to the undersigned \_\_\_\_\_

Clay Smitherman, an unmarried man and \_\_\_\_\_, his wife, herein referred to as grantors) by the United States of America, acting through the Administrator of the Farmers Home Administration (herein referred to as GRANTEE), the receipt whereof is acknowledged, the said grantors have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto said GRANTEE and its assigns

the following described real estate, situated in \_\_\_\_\_ Shelby County, Alabama, to-wit:

Lot 1, Block E, of Wilmont Subdivision, as recorded in Map Book 3, Page 124, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO utility easements and road rights of way of record.

Restrictive covenants and conditions filed for record on 2/9/54 in Map Book 3, Page 124 in said Probate Office. 30 foot set back line as shown on map of said subdivision and as shown by 30 foot building line on survey of Johnye Horton. Transmission line permit from J. A. Hines to Alabama Power Company dated 7/1/36 across NW $\frac{1}{4}$  of NE $\frac{1}{4}$ , Section 9, Township 24, Range 12 East.

No dwelling house shall hereafter be erected on the demised premises which shall cost less than \$5,500.00. The demised premises shall be used exclusively for residential purposes and no business shall be conducted thereon even though incidental to such use.

TO HAVE AND TO HOLD, to the said GRANTEE and its assigns the aforesaid premises, together with the hereditaments, improvements, and appurtenances thereunto belonging, in fee simple forever.

And grantors do for themselves and for their heirs, executors, administrators and assigns covenant with the said GRANTEE and its assigns that they are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances except as hereinbefore set forth;

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that they have a good right to sell and convey the same as aforesaid; that they will, and their heirs, executors, administrators and assigns shall warrant and defend the same to the said GRANTEE and its assigns, forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, grantors have hereunto set their hands and seals this 29 day of Jan, 19 86.

WITNESSES:

\_\_\_\_\_  
\_\_\_\_\_  
Clay Smitherman 1/29/86 (LS)  
\_\_\_\_\_  
\_\_\_\_\_  
(LS)

BOOK 059 PAGE 612

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1986 FEB -4 AM 9:50

Ramona S. Wilder  
NOTARY PUBLIC

RECORDING FEES	
Mortgage Tax	\$ _____
Deed Tax	_____
Mineral Tax	_____
Recording Fee	<u>5.00</u>
Index Fee	<u>1.00</u>
TOTAL	\$ <u>6.00</u>

STATE OF ALABAMA  
COUNTY OF SHELBY

I, Ramona S. Wilder, a Notary Public in and for said County, in said State, do hereby certify that  
Clay Smitherman and \_\_\_\_\_  
his wife, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this \_\_\_\_\_ day that, being informed of the contents of the instrument they executed the same voluntarily on the day the same were signed.

Given under my hand and seal, this 29 day of January, 19 86.

(SEAL)

Ramona S. Wilder  
Notary Public

My Commission Expires:  
10-16-88