

SEND TAX NOTICE TO:

VALUE \$25,000

(Name)

ROBERT C. ROUGEAUX

(Address)

3476 BIRCHWOOD LANE
BIRMINGHAM, AL. 35243

This instrument was prepared by

(Name)

S. W. Smyer, Jr.

(Address)

2118 First Avenue North; Birmingham, AL 35203

Form 1-1-6 Rev. 8-70

CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand \$1,000.00) and other valuable consideration

DOLLARS,

to the undersigned grantor, Birmingham Realty Company in hand paid by Robert C. Rougeaux and wife, Mary L. Rougeaux, and Eugene Manville and wife, Ellen L. Manville,

a corporation,

the receipt of which is hereby acknowledged, the said Grantor, Birmingham Realty Company, a corporation

does by these presents, grant, bargain, sell and convey unto the said Robert C. Rougeaux and wife, Mary L. Rougeaux, as to an undivided sixth tenths (6/10) interest, and

~~the following described real estate, situated in~~

unto the said Eugene Manville and wife, Ellen L. Manville, as to an undivided four tenths (4/10) interest

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

Part of the East $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: From the Southwest corner of Lot 3B, 2nd Amendment Commercial Subdivision Riverchase East, First Sector, a map of which is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 6 Page 139, run in a Northerly direction along the West line of said Lot 3B for a distance of 28.21 feet to an existing iron pin, being the point of beginning; thence 90 deg. to the left in a Westerly direction for a distance of 323.60 feet; thence 90 deg. to the left in a Southerly direction 155 feet; thence 90 deg. to the left in an Easterly direction 323.60 feet; thence 90 deg. left in a Northerly direction 155 feet to the point of beginning; being situated in Shelby County, Alabama.

(over)

TO HAVE AND TO HOLD, To the said Grantees in their respective interests

their heirs and assigns forever.

does for itself, its successors

And said Grantor and assigns, covenant with said Grantee, their

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantees, their

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Birmingham Realty Company, a corporation, by its

President, Russell M. Cunningham, III, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 2nd day of April, 1986

BIRMINGHAM REALTY COMPANY, a corporation

By Russell M. Cunningham, III President

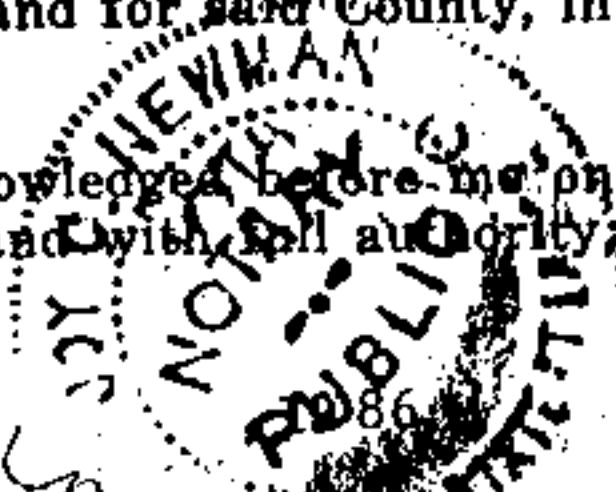
Secretary

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Russell M. Cunningham, III, whose name as President of Birmingham Realty Company a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 2nd day of April



623710
APR 3 1986
SHELBY COUNTY

"Mineral and mining rights and rights incident thereto excepted".

This conveyance is made subject to restrictions, covenants and conditions as set out in Instrument recorded in Real Volume 21 Page 339 in the Office of Probate of Shelby County, Alabama; subject to easements for utilities of record.

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

1986 APR -3 AM 10:39

Thomas W. Anderson, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 25.00

2. Mtg. Tax

3. Recording Fee 5.00

4. Indexing Fee 3.00

TOTAL 33.00

BOOK 066 PAGE 677
990

TO

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF

Office of the Judge of Probate:

Recording Fee \$

Deed Tax \$

THIS FORM FROM

Lauyers Title Insurance Corporate

TITLE INSURANCE

BIRMINGHAM, ALABAMA