

1034

EXCHANGE DEED

STATE OF ALABAMA     )  
SHELBY COUNTY         )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of \$36,900.00 and the exchange of other real estate from the GRANTEE herein to the undersigned GRANTOR, Tommy G. Bright and Sara Bright, in hand paid by Ruth E. Wellborn (GRANTEE), the receipt of which is hereby acknowledged, the said Tommy G. Bright and wife Sara Bright do by these presents grant, bargain, sell and convey unto the said Ruth E. Wellborn the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1-A, Block 6 according to the Resurvey of Lot 1, 2 and 3, Block 6, of Indian Valley, Sixth Sector, as recorded in Map Book 7, Page 129 in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to:

1. Taxes due and payable October 1, 1988.
2. Building set back line of 35 feet reserved from Indian Valley Road as shown by plat.
3. Public utility easements as shown by recorded plat including a 10 foot easement on the east side and a 20 foot easement on the south side.
4. Restrictions, covenants and conditions as set out by instrument recorded in Misc. Book 2, Page 885; Misc. Book 2, Page 298 and amended in Misc. Book 9, Page 143 in said Probate Office.
5. Right-of-way granted to Alabama Power Company by instrument recorded in Deed Book 107, Page 121 and Deed Book 104, Page 213 in said Probate Office.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and amenities relating thereto, including rights set out in Deed Book 181, Page 385 in said Probate Office.
7. Easement for lake use as shown by instrument recorded in Deed Book 284, Page 885 in said Probate Office.

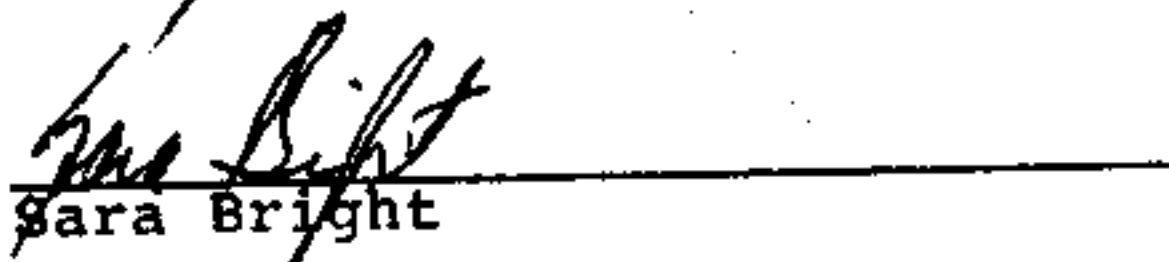
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\$26,900.00 of the consideration recited herein was paid for from the proceeds of a purchase money mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Ruth E. Wellborn, her, heirs, successors and assigns, forever. And the said GRANTORS do covenant for themselves, their heirs, administrators and executors with the said GRANTEE, her heirs and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances except as noted above, that they have a good right to sell and convey the same as aforesaid, and they will and their executors and administrators shall warrant and defend the same to the said Ruth E. Wellborn, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have executed this deed on the 26<sup>th</sup> day of May, 1988.

  
Tommy G. Bright

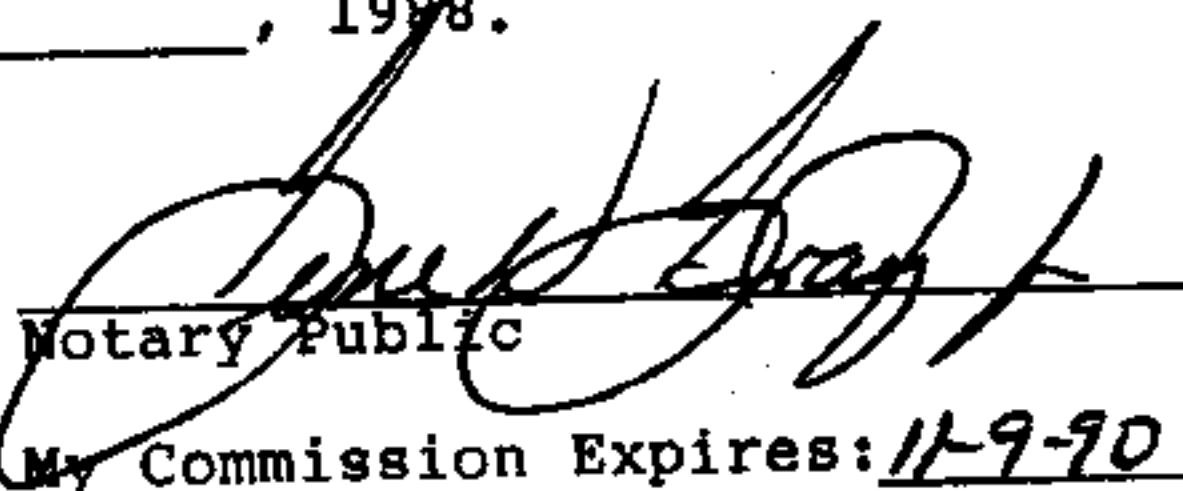
  
Sara Bright

STATE OF ALABAMA )  
SHELBY COUNTY )

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I, the undersigned, a Notary Public in and for said County and said State, hereby certify that Tommy G. Bright and wife, Sara Bright, whose names are signed to the foregoing Exchange Deed, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the foregoing, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26<sup>th</sup> day of May, 1988.

  
Notary Public  
My Commission Expires: 11-9-90

THIS INSTRUMENT PREPARED BY:

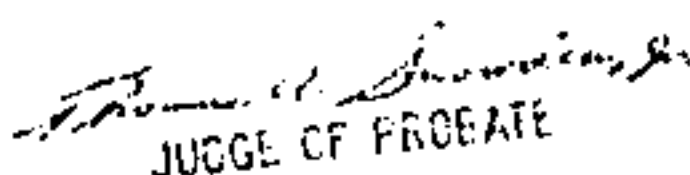
Gene W. Gray, Jr.  
2100 SouthBridge Parkway  
Suite 650  
Birmingham, AL 35209

SEND TAX NOTICE TO:

Ruth E. Wellborn  
PO Box 417  
Pelham, AL  
35124

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

88 JUN 14 AM 8:43

  
JUDGE OF PROBATE

1. Land Tax \$ 10.00  
2. Mfg Tax \_\_\_\_\_  
3. Ad Valorem Tax \$ 5.00  
4. Transfer Tax \$ 1.00  
TOTAL \$ 16.00