

(Name) JOHN S. CIVILS, JR.(Address) 1729 KENSINGTON ROAD
BIRMINGHAM, AL. 35209

This instrument was prepared by

(Name) THOMAS W. H. BUCK(Address) 1900 CITY FEDERAL BUILDING, BIRMINGHAM AL 35203

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One dollar and other good and valuable considerationto the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, J. Michael Crouch, A married man 77,000

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

John S. Civils, Jr., A single man(herein referred to as grantee, whether one or more), the following described real estate, situated in
County, Alabama, to-wit:
ShelbyLot 7, Block 5, in Indian Springs Ranch, as recorded in Map Book 4, Page 29 in
the Probate Office of Shelby County, Alabama.THIS IS NOT HOMESTEAD PROPERTY
SUBJECT TO:

1. Advaolorem Taxes for the year 1992, which said taxes are not due or payable until October 01, 1992.
2. Restrictions appearing of record in Deed Book 195, Page 467; and amended in Deed Book 224, Page 436.
3. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 176, Page 71; Deed Book 176, Page 73; and Deed Book 176, Page 75.
4. Right of Way in favor of Alabama Power Company and Southern Bell Telephone & Telegraph Company by instrument(s) recorded in Deed Book 198, Page 491.
5. 125 foot building line from Brook Green Lane; 50 foot building line from Indian Trail; 30 foot easement along southeasterly lot line; and 15 foot easement along the northeasterly lot line; and 10 foot easement along the northwesterly lot line for public utilities, as shown by recorded map.

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, I have hereunto set my hands(s) and seal(s), this 30th
day of October, 1991.STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

91 NOV -1 PM 1:36

JUDGE OF PROBATE

J. Michael Crouch
J. Michael Crouch

1. Deed Tax	<u>\$ 77.00</u>	(Seal)
2. Mig. Tax	<u>\$ 2.50</u>	(Seal)
3. Recording Fee	<u>\$ 3.00</u>	(Seal)
4. Indexing Fee	<u>\$ 1.00</u>	(Seal)
5. No Tax Fee	<u>\$ 1.00</u>	(Seal)
6. Certified Fee	<u>\$ 1.00</u>	(Seal)
Total	<u>\$ 83.50</u>	

General Acknowledgment

STATE OF ALABAMA

Jefferson COUNTYI, Thomas W. H. Buck, a Notary Public in and for said County, in said State,
hereby certify that J. Michael Crouch
whose name 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 has executed the same voluntarily
on the day the same bears date.Given under my hand and official seal this 30th day of October, 1991

Notary Public