

Inst # 1998-24944

STATE OF ALABAMA)
)
SHELBY COUNTY)

Lot 56, according to the Survey of Navajo Hills, 7th Sector, as recorded in Map Book 7, Page 95, in the Probate office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to: 1. General and special taxes or assessments for the Year 1988 and subsequent years not yet due and payable. 2. Building setback line of 35 feet reserved from Broken Bow Circle as shown by plat. 3. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 32, Page 221, in Probate Office. 4. Easement to Alabama Power Company and South Central Bell as shown by instrument recorded in Deed Book 316, Pages 345 and '851, in Probate Office. 5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 121, Page 294, in Probate Office.

And we do for ourselves and for our heirs, executors and administrators covenant with the Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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.

07/02/1998-24944
01:36 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 137.50

IN WITNESS WHEREOF, we have hereunto set our hands and seals,
this 15th day of May, 1998.

Henry H. Cole, Jr. (SEAL)
Henry H. Cole, Jr.

Dorothy Cole (SEAL)
Dorothy Cole

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Henry H. Cole, Jr. and wife, Dorothy Cole, whose names 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 15th day of May, 1998.

John Burdette Bates
Notary Public

This instrument was prepared by:
John Burdette Bates, Attorney at Law
#10 Office Park Circle, Suite 122
Birmingham, Alabama 35223

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