

This instrument was prepared by

(Name) THOMAS C. SCHUETZ

290

(Address) VAN DER KAMP, CLEAVER & STOJAN P.C., P.O. Box 186, Rock Island, IL

61201

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, 3,000.00

That in consideration of ONE (\$1.00)-----DOLLARS,  
and other good and valuable consideration,

to the undersigned grantor, BITUMINOUS CASUALTY CORPORATION, an Illinois corporation,  
in hand paid by DONALD L. YANCY, JR. and JANICE YANCY, authorized to do business  
in the State of Alabama

the receipt of which is hereby acknowledged, the said BITUMINOUS CASUALTY CORPORATION

does by these presents, grant, bargain, sell and convey unto the said DONALD L. YANCY, JR.  
and JANICE YANCY,

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

Lot 5, in Block 2, according to the Survey of Fernwood, Fourth  
Sector, as recorded in Map Book 7, Page 96 in the Probate Office  
of Shelby County, Alabama; being situated in Shelby County,  
Alabama.

- SUBJECT TO: (1) Covenants, easements, and restrictions.
- (2) General real estate taxes, which may be a lien although not yet due and payable.
- (3) Real estate mortgage from Stephen W. Christensen and wife, Nita L. Christensen, to Real Estate Financing, Inc., dated November 20, 1979, and recorded in Mortgage Book 398, Page 643, and re-recorded in Mortgage Book 398, Page 946, which mortgage was assigned to

Federal National Mortgage Association as shown by Miscellaneous Book 34, Page 179. The Grantees herein expressly agree to assume said mortgage and shall be personally liable for said indebtedness.

TO HAVE AND TO HOLD, To the said

DONALD L. YANCY, JR. and JANICE YANCY, their heirs and assigns forever.

And said BITUMINOUS CASUALTY CORPORATION does for itself, its successors and assigns, covenant with said DONALD L. YANCY, JR. and JANICE YANCY, 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 DONALD L. YANCY, JR. and JANICE YANCY, their

heirs, executors and assigns forever, against the lawful claims of all persons. an Illinois corporation, authorized to do business in the State of Alabama

IN WITNESS WHEREOF, the said BITUMINOUS CASUALTY CORPORATION/ by its

President, Sr. Vice Pres. Administration, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of March, 1984

ATTEST:

*R.C. Smith*  
Vice President  
Secretary  
1984 APR -5 AM 8:43  
JUDGE OF PROBATE  
*L.N. Swanson*  
Sr. Vice Pres. Administration  
President

STATE OF ILLINOIS  
COUNTY OF ROCK ISLAND

Deed TAX 3.00  
Rec 1.30  
Jua 1.00  
S.50

I, CYNTHIA L. ALLEN said State, hereby certify that L. N. SWANSON whose name as U Pres Adm, President of Bituminous Casualty Corp. 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.

under my hand and official seal, this the 16th day of March, 1984

*Dan Spitzer*  
*Cynthia L. Allen*  
Notary Public

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