

This form furnished by:

**Cahaba Title, Inc.**

Riverchase Office  
(205) 988-5600

Eastern Office  
(205) 833-1571

This instrument was prepared by:

(Name) WILLIAM R. HILL, JR.  
(Address) One Perimeter Park South  
Suite 320 South Tower  
Birmingham, Alabama 35243

Send Tax Notice to:

(Name) \_\_\_\_\_  
(Address) \_\_\_\_\_

**WARRANTY DEED**

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

RE-RECORDING

That in consideration of Sixteen Thousand and NO/100 Dollars (\$16,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

JO ELLEN SIMS as Attorney-in-Fact and MARTHA YAWN as Attorney-in-Fact

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto RUBEN D. CUTCHER, JR.

and his wife, TYRA B. CUTCHER

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

A lot being a part of Lot 1, in Block 12, as mapped by Joseph Squire and recorded in Probate Office of Shelby County, Alabama, described as follows: Begin at the Southwest corner of Block 12, and run East along the North side of First Avenue, 80 feet and 10 inches; thence North, parallel with the West side of Block 12 alley 157 feet; thence West, parallel with 1st Avenue 68 feet and 10 inches, more or less, to the East side of 4th Street; thence South along East side of 4th Street to point of beginning; lying in and being a part of the West 1/2 of the SW 1/4 of Section 15, Township 20, Range 3 West, Shelby County, Alabama

BOOK 170 PAGE 563

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

88 FEB -9 AM 9:59

*Corrected 161-459*  
*Thomas O. Snowden, Jr.*  
JUDGE OF PROBATE

**RECORDING FEES**

Recording Fee \$ 2.50

Index Fee 1.00

TOTAL \$ 3.50

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 21st  
day of January 19 88

*Jo Ellen Sims* (Seal)  
JO ELLEN SIMS as Attorney-in-Fact  
for Thomas O. Fore and Reine B. Fore  
by recorded Power of Attorney in the  
Probate Records of Shelby County, AL.

*Martha Yawn* (Seal)  
MARTHA YAWN as Attorney-in-Fact  
for Thomas O. Fore and Reine B. Fore  
by recorded Power of Attorney in the  
Probate Records of Shelby County, AL.

STATE OF ALABAMA

SHELBY

County }

General Acknowledgment

I, **BARBARA S. BALLENGER**  
in said State, hereby certify that JO ELLEN SIMS and MARTHA YAWN as Attorneys-in-Fact for Thomas O. Fore and Reine B. Fore by recorded Powers of Attorneys in the Probate Records of Shelby County, Alabama whose name(s) are signed to the foregoing conveyance, and who are ~~xx~~ 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 21st day of January 19 88

3-6-90

Commission Expires:

*Barbara S. Ballenger*  
Notary Public