

This instrument was prepared by
(Name) Donald N. Guthrie

(Address) 3118-I Bellwood Drive, Birmingham, AL 35243

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventeen thousand five hundred (\$17,500)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Donald N. Guthrie and James N. Guthrie, Married men

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

Bruce McKittrick

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

A lot or parcel of land lying in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 9, Township 24 North, Range 12 East, located in the J. E. Bozeman's map or survey in Deed Book 14, Page 239, in the Office of the Judge of Probate of Shelby County, Alabama, being more specifically described as follows: From the SW corner of Lot 9, Block 1, of the J. E. Bozeman's map recorded in Deed Book 14, Page 239, run South 89° 36' East on and along the North right-of-way line of Birmingham Street 890 feet to the point of beginning; from the beginning point thus established continue to run East on and along the North right-of-way line of said Birmingham Street 92 feet to a point; thence run North 01° 30' East 250 feet to a point; thence run 89° 36' West 92 feet to a point; thence run South 01° 30' West 250 feet to the point of beginning, lying and situated in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 9, Township 24 North, Range 12 East, located in the J. E. Bozeman survey of map of the Town of Wilton, Shelby County, Alabama.

This property is not our homestead.

1. Deed Tax \$ 17.50
2. Mtg. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 3.00
TOTAL 23.00

DO 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, we have hereunto set our hands(s) and seal(s), this 5th
day of July, 1989.

89 JUL 14 PH 1:19

(Seal)

JUDGE OF PROBATE

(Seal)

(Seal)

X James N. Guthrie (Seal)

Donald N. Guthrie (Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Robert N. Guthrie, a Notary Public in and for said County, in said State, hereby certify that James N. Guthrie and Donald N. Guthrie 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 was executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of July, A. D., 1989.

Robert N. Guthrie

Notary Public