

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
ADDRESS PELHAM, AL 35124

Johnny L. Ragland
1229 Falling Star Lane
Alabaster, AL 35007

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.** BIRMINGHAM, ALA.

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SEVENTY FIVE THOUSAND AND NO/100 DOLLARS ----- (\$75,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Dale James Dunham, an unmarried man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Johnny L. Ragland and wife, Carla B. Ragland Stephen S. Burch and wife, Ruth E. Burch

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

Lot 5, in Block 1, according to the Survey of Navajo Hills, First Sector, as recorded in Map Book 5, Page 18, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$74,790.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Inst # 1995-37045

12/28/1995-37045
10:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 11.00

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 19th day of December, 1995.

(Seal) Dale James Dunham DD (Seal)
Dale James Dunham
(Seal) _____ (Seal)
(Seal) _____ (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned _____, a Notary Public in and for said County, in said State, hereby certify that Dale James Dunham, an unmarried man, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of December, A. D., 1995

Francis A. Stonewick
Notary Public.