

# WARRANTY DEED

This Instrument Was Prepared By:

Frank K. Bynum, Esquire  
#17 Office Park Circle  
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Catherine A. Johnson  
60 Hill Street  
Wilsonville, AL 35186

Parcel #19-3-06-2-001-027

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY EIGHT THOUSAND SEVEN HUNDRED AND NO/100 DOLLARS (\$ 58,700.00), to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **WILLIAM A. SEXTON AND WIFE, REBECCA S. SEXTON**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **CATHERINE A. JOHNSON** (herein referred to as Grantee) the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Lot 9, according to the Survey of Hill Subdivision, as recorded in Map Book 3, Page 142, in the Probate Office of Shelby County, Alabama.

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

\$57,515.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantee, her 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 Grantee, her heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seal, this 31st day of March, 1997.

x William A. Sexton, by his  
attorney in fact, Carol Sexton

WILLIAM A. SEXTON, BY HIS ATTORNEY IN  
FACT, CAROL SEXTON

x Rebecca S. Sexton, by her  
attorney in fact, Carol Sexton

REBECCA S. SEXTON, BY HER ATTORNEY  
IN FACT, CAROL SEXTON

STATE OF ALABAMA )

COUNTY OF MONTGOMERY )

04/07/1997-10765  
12:33 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 10.00

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that **CAROL SEXTON**, as Attorney-in-Fact for **WILLIAM A. SEXTON AND WIFE, REBECCA S. SEXTON**, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, executed the same voluntarily, and acting within the scope and power of said power of attorney, in her capacity as Attorney-in-Fact for **WILLIAM A. SEXTON AND REBECCA S. SEXTON** on the day the same bears date.

Given under my hand and seal this the 31st day of March, 1997.

Martha Jo Hughes

8/4/99

Inst # 1997-10765