

#500.00

THIS INSTRUMENT PREPARED BY:

Karen B. Johns, Esq.
Spain & Gillon, L.L.C.
2117 Second Avenue, North
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Ida Havelka
457 St. Anne's Drive
Birmingham, AL 35244

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten and 00/100 Dollars (\$10.00) to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, **THE ESTATE OF J. E. RUTHERFORD, DECEASED** (herein referred to as Grantor), does grant, bargain, sell and convey unto **IDA HAVELKA** (herein referred to as Grantee), the real estate described on Exhibit "A" attached hereto and incorporated herein by this reference, and which is situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said Grantee, her heirs, executors, successors and assigns, forever.

And Grantor does for itself and for its heirs, executors, successors and assigns, covenant with the said Grantee, her heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted on Exhibit "A"; that Grantor has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, her heirs, executors, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal this the 29th day of December, 1997.

THE ESTATE OF J. E. RUTHERFORD, deceased
By: Wanda R. Game
Its: Personal Representative

Cahalla & Little

Inst # 1998-00687

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Wanda R. Gane, whose name as Personal Representative of THE ESTATE OF J. E. RUTHERFORD, deceased, 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 said conveyance, ~~he~~/she, as such representative and with full authority, executed the same voluntarily on the day the same bears date, acting in his/her capacity as aforesaid.

Given under my hand and official seal this 29th day of December, 1997.

[SEAL]

Paul J. Lea
NOTARY PUBLIC
MY COMMISSION EXPIRES 2/29/98

EXHIBIT "A"
TO
WARRANTY DEED
LIEN AFFIDAVIT

Grantor: THE ESTATE OF J.E. RUTHERFORD, DECEASED

Grantee: IDA HAVELKA

Lot 18 of Valleybrook - Phase I, as recorded in Map Book 10 page 56 in the Probate Office of Shelby County, Alabama; being situated in the NE 1/4 of the NW 1/4 of Section 21, Township 19 South, Range 2 West.

Subject to:

1. Taxes for 1998 and subsequent years, a lien but not yet due and payable.
2. Building setback line of 35 feet reserved from Valleybrook Circle as shown by plat.
3. Easements as shown by recorded plat, including 5 feet on the sides and 10 feet on the rear of lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 104 page 971 in Probate Office.
5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 129 page 565, Deed Book 102 page 55 in Probate Office.
6. Easement(s) to Alabama Power Company as shown by instrument recorded in Real 99 page 569 and Real 158 page 714 in Probate Office.
7. Agreement with Alabama Power Company as to underground cables recorded in Real 106 page 525 and covenants pertaining thereto recorded in Real 106 page 528 in Probate Office.
8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 261 page 528 in Probate Office, which are not owned by Grantor.
9. Restrictions, limitations and conditions as set out in Map Book 10 page 56.

Inst # 1998-00687

Exa.3 12/23/97 10:36am

01/09/1998-00687
09:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 HCB 14.00