

PREPARED BY:

TRUSSELL & FUNDERBURG  
1916 First Avenue, North  
Pell City, Alabama 35125

SENT TAX NOTICE TO:

Stephen R. and Peggy Lee Overton  
\_\_\_\_\_  
\_\_\_\_\_

Inst # 1998-24342

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Eighty Thousand and no/100 Dollars (\$80,000.00) to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, PHILIP L. BLUE AND WIFE, SHELIA P. BLUE, (herein referred to as grantors) do grant, bargain, sell and convey unto STEPHEN R. OVERTON AND WIFE, PEGGY LEE OVERTON (herein referred to as Grantees) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

The West Half of the Northwest Quarter of Section 3, Township 18, Range 2 East, situated in Shelby County, Alabama.

Subject to:

1. Ad valorem taxes due and payable October 1, 1998, and each subsequent year.
2. Mineral and mining rights not owned by the Grantor herein.
3. Easements, rights of way, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc. which would be disclosed by a true and accurate survey of the property conveyed herein.

The full consideration recited herein is paid by purchase money mortgage from Grantees herein to Union State Bank, executed simultaneously and dated of even date herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

Inst # 1998-24342

06/30/1998-24342  
11:11 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCD 19.80

And we do, for ourselves and for our heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantees, their heirs and assigns forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF, we have hereunto set our hands and seals this 11th day of June, 1998.

Philip L. Blue  
Philip L. Blue

BY: Shelia P. Blue as his Attorney  
Shelia P. Blue, as his Attorney-in-Fact  
in-Fact

Shelia P. Blue  
Shelia P. Blue

STATE OF ALABAMA

ST. CLAIR COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Shelia P. Blue, whose name as Attorney-in-Fact of Philip L. Blue, a married man, 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, she as such Attorney-in-Fact and with full authority, executed the same voluntarily for and as the act of the said Philip L. Blue

Given under my hand and official seal this 11th day of June, 1998.

Ernest R. Jandy  
Notary Public

STATE OF ALABAMA

ST. CLAIR COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Shelia P. Blue, a married woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of June, 1998.

Ernest R. Jandy  
Notary Public

06/30/1998-24342  
11:11 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 19.00