

This instrument was prepared by

(Name) WILLIAM J. WYNN

(Address) 621 CITY FEDERAL BUILDING, BIRMINGHAM, ALABAMA 35203

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA  
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIFTY ONE THOUSAND FOUR HUNDRED SEVENTY-FOUR AND 19/100 DOLLARS (\$30,974.19 of the above consideration being in the form of mortgage assumed)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, JOSEPH W. HUTTO, JR. AND WIFE, KATHIE J. HUTTO

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto RICHARD C. BEERMAN, AN UNMARRIED MAN

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

Lot 20, according to the map and survey of Navajo Hills, Fourth Sector, as recorded in Map Book 5, page 95, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to:

1. Ad Valorem taxes due and payable October 1, 1978.
2. Easements, building lines, restrictions and rights of ways of record.
3. Mortgage from Joseph W. Hutto, Jr. and Kathie Hutto to Robinson Mortgage Company, Inc. as recorded in Vouume 329, Page 833, and transferred to First Federal Savings and Loan Association of Hammonton as recorded in Misc. Volume 5, Page 94, in the said Probate Office, which grantee assumes and agrees to pay.

BOOK 312 PAGE 101



19780512000057820 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
05/12/1978 12:00:00AM FILED/CERT

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, we have hereunto set our hands(s) and seal(s), this 27th day of March, 1978.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

1978 MAY 12 AM 8:20 (Seal)

Thomas A. Snowling (Seal)  
JUDGE OF PROBATE

X Joseph W. Hutto, Jr. (Seal)  
JOSEPH W. HUTTO, JR.

X Kathie J. Hutto (Seal)  
KATHIE J. HUTTO

STATE OF ALABAMA  
SHELBY COUNTY

Deed 20.50  
Rec. 1.50  
Index 1.00  
23.00

General Acknowledgment

I, WILLIAM J. WYNN, a Notary Public in and for said County, in said State, hereby certify that JOSEPH W. HUTTO, JR. AND WIFE, KATHIE J. HUTTO 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 they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of March, A. D., 1978

William J. Wynn (Signature)  
Notary Public

W. J. Wynn