

This instrument was prepared by

(Name) James R. Moncus, Jr., Attorney at Law

(Address) 400 Woodward Bldg., Birmingham, Al. 35203

1108

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifty-eight thousand two hundred and no/100 (\$58,200.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Paul J.L. Schatz, Jr. d/b/a Jan/San Precision Homes, Inc.

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto David Evans Fields and Mary Jo Fields

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

Lot 37, Block 1, according to the survey of Southwind, Second Sector, recorded in Map Book 6, Page 106, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

Building line as shown by recorded map.

Agreement to Alabama Power Company recorded in Misc. Vol. 17, page 394, in said Probate Office.

\$54,000 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

19780615000075800 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/15/1978 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, I have hereunto set my hands(s) and seal(s), this 7th day of June, 19 78.

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

1978 JUN 15 AM 8:29 (Seal)

James R. Moncus, Jr. (Seal)
JUDGE OF PROBATE

STATE OF ALABAMA

Jefferson

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul J.L. Schatz, Jr. d/b/a Jan/San Precision Homes, Inc. 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of June, A. D., 19 78

James R. Moncus, Jr.
Notary Public.