16-018718 30 Telephone 205-663-1130

This instrument was prepared by

(Name) Jimmie J. Barnes

2716 Corsair Dr.
(Address) Birmingham, Alabama

This Form furnished by:

Cahaba Title, Inc.
1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED

839

STATE OF ALABAMA
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWENTY FOUR THOUSAND FIVE HUNDRED AND 00/100 - - - - - - - - - - - - - -

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Jimmie J. Barnes and Ronald A. Heffner

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Ronald L. Lutze and wife, Laurel K. Lutze

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

From the Northwest corner of Section 9, Township 20 South, Range 1 East, run South along the West boundary of said section a distance of 1289.75 feet; thence left 90 degrees 41 minutes a distance of 259.13 feet; thence right 85 degrees 25 minutes 30 seconds a distance of 388.74 feet to the point of beginning; thence continue a distance of 170.27 feet; thence left 65 degrees 57 minutes a distance of 242.67 feet; thence left 105 degrees, 34 minutes, 13 seconds and run a distance of 197.15 feet; thence left an angle of 82 degrees, 00 minutes and run a distance of 261.42 feet to the point of beginning.

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19790822000107840 1/1 $.00
Shelby Cnty Judge of Probate, AL
08/22/1979 12:00:00AM FILED/CERT

$17,600.00 of the purchase price recited above, was paid from a mortgage loan closed simultaneously herewith.

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 20th day of August, 1979.

Jimmie J. Barnes (SEAL) Ronald A. Heffner (SEAL)

Sandra Simpson Barnes (SEAL) Lillian Louise Heffner (SEAL)

STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED
79 AUG 22 AM 8 33
JUDGE OF PROBATE

Deed 7.00 Sec mtg. 395-261
Rec. 1.50
Ind. 1.00
9.50

(SEAL) (SEAL)

STATE OF Alabama
Shelby COUNTY General Acknowledgment

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that Jimmie J. Barnes and wife, Sandra Simpson Barnes and Ronald A. Heffner and wife, Lillian Louise Heffner

whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of August A.D. 1979.

Notary Public

Form Ala[redacted]30

UNITED FEDERAL
MORTGAGE LOAN AGENC[redacted]
501 RIVERCHASE PARKWAY EAS[redacted]
BIRMINGHAM, AL 35244

My Commission Expires August [redacted]