

This instrument was prepared by
(Name) JOHN N. FERREE, JR., ATTORNEY AT LAW

(Address) P. O. BOX 1007, ALABASTER, AL. 35007

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

19800103000001010 Pg 1/1 00
Shelby Cnty Judge of Probate, AL
01/03/1980 00:00:00 FILED/CERTIFIED

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

That in consideration of Fourteen Thousand Six Hundred Dollars (\$14,600.00) and the assumption of that certain mortgage to Colonial Mortgage Company recorded in Mortgage Book 347, Page 36.

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

John Dennis Grogan and wife, Billie Dean Grogan

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

J. Wayne Russell

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lot 13, in Block 3, Oak Mountain Estates, according to Map as recorded in Map Book 5, Page 57, in the Probate Office of Shelby County, Alabama.

Subject to easements, exceptions, restrictions and reservations of record.

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BOOK

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 December, 1979

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

1980 JAN -3 PM 1:58

Thomas A. Swanson, Jr.
JUDGE OF PROBATE

(Seal)

General Acknowledgment

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Dennis Grogan and wife, Billie Dean Grogan, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of December, A. D., 1979

Notary Public