

This instrument was prepared by  
(Name) John N. Ferree, Jr., Attorney at Law

(Address) P. O. Box 1007, Alabaster, Alabama 35007

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 TEN AND NO/100 DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATIONS

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

JOHN E. COLVARD, a single man

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

JAN JOHNSON, a single woman

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

Lot 8, Block 7, Southwind, Third Sector, as recorded in  
Map Book 7, Page 25, in the Probate Office of Shelby  
County, Alabama.

Subject to easements and restrictions of record.

And as further consideration the grantee herein expressly assume  
and agree to pay that certain mortgage to Real Estate Financing, Inc.,  
recorded in Vol. 386, Page 953, in said Probate Office, according  
to the terms and conditions of said mortgage and the indebtedness  
thereby secured.

19800218000019120 Pg 1/1 .00  
Shelby Cnty Judge of Probate, AL  
02/18/1980 00:00:00 FILED/CERTIFIED

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 9th day of February, 1980.

*Handwritten signature* (Seal)

*Handwritten signature* (Seal)  
JOHN E. COLVARD

(Seal)

Deed 10.00

Rec. 1.50

Ind. 1.00

12.50

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 E. COLVARD, a single man 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of February, A. D., 1980.

*Handwritten signature*  
Notary Public.  
My Commission Expires March 81