

This instrument was prepared by

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FRANK K. BYNUM, ATTORNEY

3410 INDEPENDENCE DRIVE, BIRMINGHAM, ALABAMA 35209

Form 1-1-27 Rev. 1-66
WARRANTY DEED

19800603000060330 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/03/1980 12:00:00 AM FILED/CERT

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

That in consideration of ONE DOLLAR AND OTHER GOOD AND 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,

Richard L. Stewart, Jr. and wife, Janet L. Stewart

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

John A. Strength

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

Lot 10, in Block 1, according to the Survey of Oak Mountain Estates, as recorded in Map Book 5, Page 57, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

Subject to that certain mortgage to Colonial Mortgage Company, as recorded in Mortgage Book 366, Page 543, and assigned to Federal National Mortgage Association by instrument recorded in Misc. Volume 21, Page 822.

Also subject to that certain mortgage to William H. Wingate, Jr., as recorded in Mortgage Book 383, Page 263, in the Office of the Judge of Probate of Shelby County, Alabama.

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 22nd day of April, 1980.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
1980 JUN -3 AM 8:17
(Seal)

Richard L. Stewart, Jr. (Seal)
Janet L. Stewart (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }
Deed \$50
Rec. 150
Paid 1.00
3.00

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard L. Stewart, Jr. and wife, Janet L. Stewart 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 22nd day of April, A. D., 1980.

Thomas A. [Signature]

BOOK 326 PAGE 646