

This instrument was prepared by

(Name) John L. Hartman, III

(Address) 2737 Highland Avenue (P.O. Box 1885) B'ham, Ala. 35201

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SEVENTY-TWO THOUSAND, TWO HUNDRED FIFTY AND NO/100 DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Robert L. Rayfield and wife, Betty L. Rayfield

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

James Powell Poe

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

Shelby

Lot 4, Indian Valley 5th Sector, as recorded in Map Book 5, Page 100, in the Office of the Judge of Probate in Shelby County, Alabama.

Less and Except any Easements of Record, and the following described parcel;

Commence at the Southeast corner of Lot 4, Indian Valley 5th Sector, as recorded in Map Book 5, Page 100, in the Office of the Judge of Probate, Shelby County, Alabama; thence run in a northerly direction along the east line of said Lot for a distance of 374 feet to a point on the edge of Indian Valley Lake, said point being the Point of Beginning. From the point of beginning thus obtained, continue in a northerly direction along the easterly line of said Lot 4 for a distance of 54 feet to a point on the edge of Indian Valley Lake; thence run in a southwesterly, southerly and southeasterly direction along the edge of Indian Valley Lake to the point of beginning.

\$72,250.00 of the purchase price was paid by a purchase money mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And ~~X~~ (we) do for ~~myself~~ (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~myself~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (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 7th day of August

STATE OF ALA. SHELBY CO. 1981 AUG 11 AM 8:49
I CERTIFY THIS INSTRUMENT WAS FILED
Security 414-671
Rec. 150 100
(Seal)

Thomas G. Snowdon, Jr.
JUDGE OF PROBATE
(Seal)

Robert L. Rayfield
Betty L. Rayfield
(Seal) (Seal)

STATE OF ALABAMA
COUNTY

I, John L. Hartman, III, hereby certify that Robert L. Rayfield and wife, Betty L. Rayfield whose names are signed to the foregoing conveyance, and who are known to me and acknowledged before me on this day, that, being informed of the contents of the conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of August

TRIMMER AND HARTMAN, P.C.
ATTORNEYS AT LAW
2737 HIG VENUE
BIRMINGHAM, ALA. 35205

STATE OF ALA. SHELBY CO. 1981 AUG 31 AM 10:14
I CERTIFY THIS INSTRUMENT WAS FILED
General Acknowledgment
Corrected
Rec. 150 250
(Seal)

Notary Public
My Commission Expires 8-4-1982
AUG 19 1981
SHELBY COUNTY, ALA.