

784
This instrument was prepared by

(Name) James C. Pina, Attorney at Law

(Address) P. O. Box 766, Alabaster, AL 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 Seventeen Thousand and No/100 Dollars (\$17,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Robert Edward Fortenberry and wife, Frances Fortenberry; James Roy Fortenberry and wife, Sandra N. Fortenberry; Betty Lou Leard and husband, Jimmy Ray Leard; Clara J. Thomas and husband, W. L. Thomas; Rebecca Rose Elliott Guy and husband, Francis Guy; and Thomas Henry Fortenberry, a single man (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

M.A.S.H. of Alabaster, Inc., an undivided one-half ($\frac{1}{2}$) interest and Stephen R. Stricklin, an undivided one-half ($\frac{1}{2}$) interest

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

Lot 19, Block 1, according to the survey of Nickerson-Scott, as recorded in Map Book 3, Page 34, in the Probate Office of Shelby County, Alabama. EXCEPT herefrom any portion of highway right of way.

SUBJECT TO: (1) Taxes for the year 1984, a lien, but not due and payable until October 1, 1984. (2) Transmission Line Permit to Alabama Power Company by instrument recorded in Deed Book 60, Page 66, Deed Book 60, Page 337, Deed Book 131, Page 404, Deed Book 138, Page 84, Deed Book 192, Page 496, Deed Book 48, Page 617 and Deed Book 57, Page 379, in Probate Office. (3) Right of way granted to American Tel & Tel by instrument recorded in Deed Book 109, Page 191, in Probate Office. (4) Right of way granted to Shelby County by instrument recorded in Deed Book 77, Page 360, Deed Book 104, Page 110, and Deed Book 167, Page 335, in Probate Office. (5) Any part of subject property that lies within the right of way of highway as presently located.

**Rebecca Rose Elliott Guy, one of the grantors herein, has married and is now known as Rebecca Rose Elliott Guy and she is one and the same person as Rebecca Rose Elliott.

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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 15th day of October, 1983.

Robert Edward Fortenberry (Seal)
Robert Edward Fortenberry

Frances Fortenberry (Seal)
Frances Fortenberry

James Roy Fortenberry (Seal)
James Roy Fortenberry

Sandra N. Fortenberry (Seal)
Sandra N. Fortenberry

Betty Lou Leard (Seal)
Betty Lou Leard

Jimmy Ray Leard (Seal)
Jimmy Ray Leard

**ADDITIONAL SIGNATURES AND ACKNOWLEDGMENT ATTACHED HERETO AS EXHIBIT "A"

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, _____, Notary Public for the State of Alabama, do hereby certify that the foregoing document was signed by the persons whose names are subscribed to the same, and that they are the persons to whom the same was delivered, and that they are the persons who executed the same on the date and at the place stated above.

Notary Public.

EXHIBIT "A"

Clara J. Thomas
Clara J. Thomas

W. L. Thomas
W. L. Thomas

Rebecca Rose Elliott Guy
Rebecca Rose Elliott Guy

Francis Guy
Francis Guy

Thomas Henry Fortenberry
Thomas Henry Fortenberry

GENERAL ACKNOWLEDGMENT

STATE OF ALABAMA:

COUNTY OF SHELBY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Edward Fortenberry and wife, Frances Fortenberry; James Roy Fortenberry and wife, Sandra N. Fortenberry; Betty Lou Leard and husband, Jimmy Ray Leard; Clara J. Thomas and husband, W. L. Thomas, Rebecca Rose Elliott Guy and husband, Francis Guy; and Thomas Henry Fortenberry, an unmarried man, 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 15th day of October, 1983.

Amy D. Kines
Notary Public

GRANTORS' ADDRESS: c/o Robert Edward Fortenberry, P. O. Box 404, Pelham, AL 35124

GRANTEES' ADDRESS: 1130 1st Street North, Alabaster, AL 35007

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED
1983 OCT 18 AM 10:19

Thomas A. Snowdon, Jr.
JUDGE OF PROBATE

Deed TAX	17.00
Rec	8.00
Ind	1.00
	<u>26.00</u>