

3/6
This instrument was prepared by

(Name) Courtney H. Mason, Jr., Attorney

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

Tel. 205-663-1130

This Form furnished by:

Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of EIGHT THOUSAND AND NO/100TH (\$8,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, CECIL D. LOFTIN AND DALE C. LOFTIN, FORMERLY HUSBAND AND WIFE, NOW BOTH SINGLE

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

✓ CECIL D. LOFTIN, A SINGLE MAN

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

Lots 3 & 4, Block 92, according to the survey of Dunstan's Map of the Town of Calera, Alabama, as recorded in Deed Book 302, Page 269, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

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

And as further consideration, the herein Grantee, Cecil D. Loftin, expressly assumes and promises to pay that certain mortgage to City Federal Savings & Loan Association as recorded in Mortgage Book 383, Page 885, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

GRANTOR'S ADDRESS: DALE C. LOFTIN
1741-C WOODBROOK TRAIL
ALABASTER, AL 35007

GRANTEE'S ADDRESS: ✓ CECIL D. LOFTIN
ROUTE 2, BOX 408
CALERA, AL 35040

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 14th day of FEBRUARY, 19 83.

BOOK 004 PAGE 472

STATE OF ALABAMA
NOTARY PUBLIC
1984 OCT -5 AM 10:18
JAMES H. HARRIS, JR.
JAMES H. HARRIS, JR.

Deed tax 8.00
2.50
1.00
11.50
(SEAL)

Cecil D. Loftin
CECIL D. LOFTIN (SEAL)

Dale C. Loftin
DALE C. LOFTIN (SEAL)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that CECIL D. LOFTIN AND DALE C. LOFTIN, FORMERLY HUSBAND AND WIFE, NOW BOTH SINGLE

whose name(s) 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 14th day of FEBRUARY A.D. 19 83

Jeanne A. Blanks
Notary Public