

This form furnished by:

47
Cahaba Title, Inc.

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This instrument was prepared by:

(Name) WILLIAM R. HILL, JR.
(Address) One Perimeter Park South
Suite 320 South Tower
Birmingham, Alabama 35243

Send Tax Notice to:

(Name) _____
(Address) _____

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Sixteen Thousand and NO/100 Dollars (\$16,000.00)

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

THOMAS O. FORE and REINE B. FORE

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **RUBEN D. CUTCHER, JR.**

and his wife, **TYRA B. CUTCHER**

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

A lot being a part of Lot 1, in Block 12, as mapped by Joseph Squire and recorded in Probate Office of Shelby County, Alabama, described as follows: Begin at the Southwest corner of Block 12, and run East along the North side of First Avenue, 80 feet and 10 inches; thence North, parallel with the West side of Block 12 alley 157 feet; thence West, parallel with 1st Avenue 68 feet and 10 inches, more or less, to the East side of 4th Street; thence South along East side of 4th Street to point of beginning; lying in and being a part of the West 1/2 of the SW 1/4 of Section 15, Township 20, Range 3 West, Shelby County, Alabama

BOOK 178 PAGE 840

CORRECTING - DEED 161 p. 459
68 APR -7 AM 10:50

1. Deed Tax	\$ <u>Corrected</u>
2. Mtg. Tax	
3. Recording Fee	<u>2.50</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>3.50</u>

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 30th
day of March, 19 88

Jo Ellen Sims (Seal)
THOMAS O. FORE

Jo Ellen Sims as Attorney-in-Fact for Thomas O. Fore and Reine B. Fore by recorded Power of Attorney in the Probate Records of Shelby County, Alabama.

STATE OF ALABAMA

SHELBY County } General Acknowledgment

Martha Yawn (Seal)
REINE B. FORE

Martha Yawn as Attorney-in-Fact for Thomas O. Fore and Reine B. Fore by recorded Power of Attorney in the Probate Records of Shelby County, Alabama.

I, **BARBARA S. BALLENGER**
in said State, hereby certify that **JO ELLEN SIMS and MARTHA YAWN**

a Notary Public in and for said County,

whose name(s) as Attorneys-in-Fact for Thomas O. Fore and Reine B. Fore by recorded Power of Attorney in the Probate Records of Shelby County, Alabama, 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, in their capacity as Attorneys-in-Fact for Thomas O. Fore and Reine B. Fore, executed the same voluntarily on the day same bears date.

GIVEN under my hand this the 30th day of March, 1988.

3-16-90

My Commission Expires:

Barbara S. Ballenger
Notary Public