

This instrument was prepared by

COURTNEY H. MASON, JR.
2032 Valleydale Road
Birmingham, Alabama 35244

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WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THREE THOUSAND & 00/100---- (\$103,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we H.C. Johnson, Jr. and wife, Bonnie Lee Johnson (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Sandra K. Bates, a single individual (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 7-A, according to a Resurvey of Lots 1, 2, 3, 4, 5, 6, 7, and 8, Chase Plantation 3rd Sector as recorded in Map Book 9, page 62 in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

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

\$25,950.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 313 Chase Plantation Circle, Birmingham, Alabama 35244-1529

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, we have hereunto set our hands and seals, this 29th day of July, 1988.

1. Used tax 77.50
2. Mig. tax
3. Recording fee 2.50
4. indexing fee 1.00
TOTAL 81.00

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

88 AUG -2 AM 8:37

JUDGE OF PROBATE

H.C. Johnson, Jr. (SEAL)
Bonnie Lee Johnson (SEAL)

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said State, hereby certify that H.C. Johnson, Jr. and wife, Bonnie Lee Johnson 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 29th day of July A.D., 1988

Notary Public

My Commission Expires March 10, 1994