

1476

✓ This instrument was prepared by:
Joel F. Alexander, III
2122 First Avenue North
Birmingham, AL 35203

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Two Hundred Ninety Thousand and no/00 Dollars (\$290,000.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, CALVIN REID CONSTRUCTION COMPANY, INC. (herein referred to as grantor), grant, bargain, sell and convey unto TONY BACHUS DUTTON (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 2407, according to the Survey of Riverchase Country Club, 24th Addition, as recorded in Map Book 10, Page 64, in the Probate Office of Shelby County, Alabama.

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

And we do for ourselves and for our heirs, executors, and administrators covenant the said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; and that we will and our heirs, executors and administrators shall, warrant and defend the same to the said

BOOK 275 PAGE 349

Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 19th day of January, 1990.

CALVIN REID CONSTRUCTION COMPANY, INC.

By: Calvin Reid
Its President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Before me, a Notary Public in and for said County in said State, hereby certify that Calvin Reid whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of January, 1990.

Carrie Ingram
Notary Public

My Commission Expires: Aug 1992

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

90 JAN 19 PH 4:28

Thomas A. Henderson, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 290.00
2.	
3.	5.00
4.	3.00
5.	
6.	1.00
Total	\$ 299.00

BOOK 275 PAGE 350