

2384
SEND TAX NOTICE TO:

(Name) James Fitts

(Address) P. O. Box 100, Wilton, AL. 35187

This instrument was prepared by
(Name) James Fitts

(Address)

Form 1-1-57 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
Shelby } COUNT: }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifty and no/100 Dollars

or we, Rosalie Johnson, a widow

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

James Fitts

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

Lot 16, Block 4, according to G. A. Nabors Survey, as recorded in Map Book 3,
Page 33, in the Probate Office of Shelby County, Alabama, lying in Sec. 8,
Twp. 24 North, Range 12 East.

BOOK 308 PAGE 68

1. Debt Tax	\$ 1.50
2. ...	0
3. ...	1.50
4. ...	3.00
5. ...	0
6. ...	1.00
Total	\$ 7.00

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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 29
day of August, 1998

STATE OF ALA. SHELBY CO. (Seal)
I CERTIFY THIS (Seal)
INSTRUMENT WAS FILED (Seal)
90 AUG 31 PM 3:20 (Seal)

Rosalie Johnson (Seal)
____ (Seal)
____ (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 Rosalie Johnson, a widow
whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me
on the day the same bears date, that, being informed of the contents of the conveyance she executed the same voluntarily
under my hand and official seal this 29 day of August, A. D., 1998
Steven Lewis Public