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TITLE NOT EXAMINED

Cahaba Title, Inc.

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This instrument was prepared by:

(Name) Joel C. Watson, Attorney at Law
(Address) P. O. Box 987
Alabaster, Alabama 35007

Send Tax Notice to:

(Name) ✓ Wayne L. Butler/Julia A. Dunn
(Address) P. O. Box 121
Vincent, Ala. 35178

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

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

That in consideration of THREE HUNDRED AND NO/100 (\$300.00) DOLLARS
and other good and valuable consideration

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

James Frank Ison, a single man,

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

Wayne L. Butler and Julia A. Dunn (each a 1/2 undivided interest)

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

County, Alabama, to-wit:

That part of Lot 17A lying West of the present J. F. Butler lot described as follows: Begin at the Southwest corner of the J. F. Butler lot and run West 50 feet; thence North 122 feet to the Robert Bearden; thence East along the South line of the said Robert Bearden lot 50 feet; thence South along the West line of the present J. F. Butler lot 122 feet to point of beginning. Map of which was recorded in the Office of the Judge of Probate of Shelby County, Alabama, February 23, 1944, according to Thomas' Addition to the Town of Aldrich, Alabama.

ALSO: That part of Lot 17A, fronting Southern Railway according to Thomas' Addition to the Town of Aldrich, Map of which was recorded in the Office of the Probate Judge of Shelby County, Alabama, on February 23, 1944, in Map Book #3, described as follows: Begin at the Northeast corner of said lot and run along the South line of the Robert Bearden lot in a Western direction a distance of 110 feet; thence South a distance of 122 feet; thence East a distance of 106 feet; thence North along East line of said lot a distance of 122 feet to point of beginning.

Grantor's source of title are those certain deeds recorded in Deed Book 263, at Page 706, and Book 232, at Page 836, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions and rights-of-way of record.

BOOK
309 page 150

1.	3.50
2.	3.50
3.	3.50
4.	
5.	
6.	1.00
Total	1.00

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 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 27th day of August, 19 90

STATE OF ALA. SHELBY CO.
I CERTIFY THIS (Seal)
INSTRUMENT WAS FILED
(Seal)
90 SEP 10 PM 2:59
(Seal)

James Frank Ison (Seal)
(James Frank Ison)
(Seal)
(Seal)

STATE OF ALABAMA *James Frank Ison*
JUDGE OF PROBATE
SHELBY County } General Acknowledgment

I, the undersigned authority, in said State, hereby certify that James Frank Ison, a single man,

a Notary Public in and for said County.

whose name(s) 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 27th day of

JANICE E. CULVER
Notary Public, Alabama State at Large
My Commission Expires January 4, 1993

August 19 90
Janice E. Culver
Notary Public