

This instrument was prepared by
Mitchell A. Spears
ATTORNEY AT LAW
143 Main, P.O. Box 91
Montevallo, AL 35115-0091

205/665-5102
205/665-5076

1423
Send Tax Notice to:
(Name) John H. Roberts
(Address) Rt. 2, Box 416
Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Seven Thousand and 00/100-----(\$27,000.00)----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Marlene A. Herbig, also known as Marlene Herbig, a married woman; Daryle Wayne Spatz,
also known as Daryle Spatz, a married man; and John Frederick Spatz, a married man

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

JOHN H. ROBERTS

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

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HERewith, AS THOUGH FULLY
SET OUT HEREIN.

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 19
day of October, 19 91

(Seal)

(Seal)

(Seal)

Marlene A. Herbig (Seal)
Marlene A. Herbig
Daryle Wayne Spatz (Seal)
Daryle Wayne Spatz
John Frederick Spatz (Seal)
John Frederick Spatz

MISSOURI
STATE OF ~~MISSOURI~~

ST. CHARLES

County }

General Acknowledgment

I, **THE UNDERSIGNED AUTHORITY**
in said State, hereby certify that **MARLENE A. HERBIG**

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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 19 day of October, 19 91

12/93
NOTARY PUBLIC

M. H. House

BOOK 369 PAGE 909

STATE OF ~~MISSOURI~~)
COUNTY OF Dallas)

GENERAL ACKNOWLEDGMENT

I, the undersigned, Notary Public in and for said County, in said State, hereby certify that Daryle Wayne Spatz, 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 22 day of Oct, 1991.



Carolyn J. Scott
Notary Public

STATE OF MISSOURI)
COUNTY OF ST CHARLES)

GENERAL ACKNOWLEDGMENT

I, the undersigned, Notary Public in and for said County, in said State, hereby certify that John Frederick Spatz, 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 19 day of October 1991.

Nora M. Hussey
Notary Public

NORA M. HUSSEY, NOTARY PUBLIC
ST. CHARLES COUNTY, STATE OF MISSOURI
MY COMMISSION EXPIRES 4/00

BOOK 359 PAGE 910

EXHIBIT "A"

Lots 14 and 15, in Block 3, according to the survey of "Wilmont Gardens" located in W 1/2 of NE 1/4 and E 1/2 of NW 1/4 of section 9, all in Township 24 North, Range 12 East, according to map recorded in Map Book 4 page 6 in Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Property Taxes for 1992 and subsequent years.

Building setback line of 30 feet reserved from street and side line clearance of 7 foot as shown by plat.

Public utility easements as shown by recorded plat, including a 3 foot sideline easements.

Restrictions, covenants and conditions as set out in instrument(s) recorded in Deed Book 264 page 160; Map Book 4 page 6 and Deed Book 228 page 26 in Probate Office.

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 101 page 170 in Probate Office.

PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE HEREIN, IN FAVOR OF GRANTORS HEREIN, IN THE SUM OF \$22,000.00

THE REAL ESTATE HEREIN CONVEYED DOES NOT CONSTITUTE THE HOMESTEAD OF EITHER OF THE ABOVE DESIGNATED GRANTORS, NOR THAT OF THEIR SPOUSES, NEITHER IS IT CONTIGUOUS THERETO.

FOR THE PURPOSE OF SUPPORTING CHAIN OF TITLE, A CERTIFIED COPY OF THE FINAL SETTLEMENT APPROVED/FINDING AND ORDER OF DISTRIBUTION OF THE CIRCUIT COURT OF CAMDEN COUNTY, MISSOURI, PROBATE DIVISION, ESTATE NUMBER CV-1488-123P, IS ATTACHED HERETO AS EXHIBIT "A". ALSO, REFERENCE ORDER ADMITTING FOREIGN WILL TO PROBATE UNDER 1975 CODE OF ALABAMA 43-8-175, LAST WILL AND TESTAMENT OF WILLIAM L. SPATE AND CERTIFICATE TO THE PROBATE OF WILL, HERETOFORE RECORDED IN THE OFFICE OF THE PROBATE JUDGE, SHELBY COUNTY, ALABAMA, AT WILL BOOK 29, PAGE 051 THROUGH 054.

1. Deed Tax	\$ 8.00
2. Mtg. Tax	\$ 7.50
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 24.50

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

91 OCT 24 AM 8:41

JUDGE OF PROBATE