

This instrument prepared by:  
JAMES R. MONCUS, JR.  
Attorney at Law  
1318 Alford Avenue, Suite 102  
Birmingham, AL 35226

Send Tax Notice To:  
JoAnne Leslie Dawson  
1060 Moody Street  
Montevallo, Alabama 35115

## WARRANTY DEED

STATE OF ALABAMA  
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Sixty-Eight Thousand and 00/100'S \*\*\* (\$68,000.00)** to the undersigned Grantor, (whether one or more) in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **John W. Stewart, Jr. and Betty Katherine Wood Stewart, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **JoAnne Leslie Dawson** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

For legal description see Exhibit "A" attached hereto and incorporated herein by reference.

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

\$61,200.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

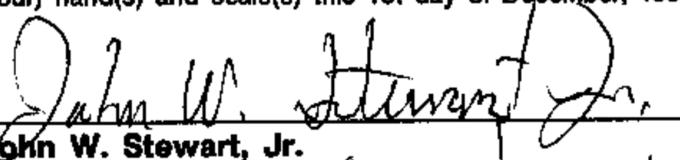
Inst # 1992-30969

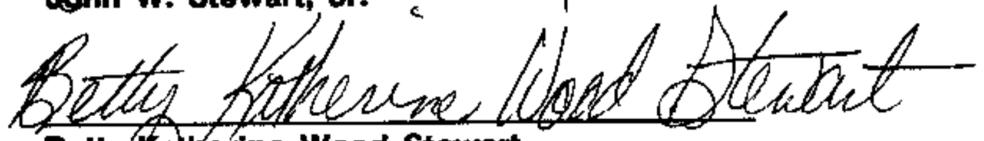
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01:00 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 16.00

**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 or 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 seals(s) this 1st day of December, 1992.

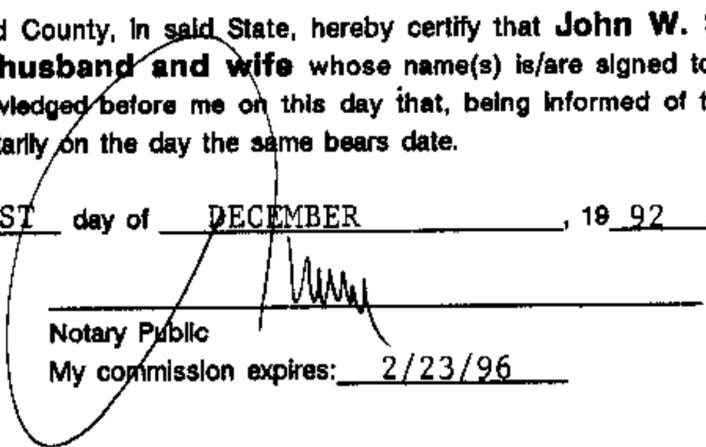
  
John W. Stewart, Jr.

  
Betty Katherine Wood Stewart

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John W. Stewart, Jr. and Betty Katherine Wood Stewart, husband and wife** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 1ST day of DECEMBER, 1992.

  
Notary Public

My commission expires: 2/23/96

**EXHIBIT "A"**

Beginning at a point on the easterly side of Moody Street two hundred and thirty-five feet (235) Northwest--measuring along said side of said street--from the northernmost intersection of Highland and Moody Streets, according to the map of "Lyman's Addition to the Town of Montevallo" as the same is recorded in the Office of the Probate Judge of Shelby County, running thence Northwest along said line of said Moody Street sixty-five (65) feet; thence perpendicular to said Moody Street, northeasterly and parallel with said Highland Street, a distance of one hundred (100) feet; thence southeasterly, parallel with said Moody Street, a distance of sixty-five (65) feet, and thence southwesterly, parallel with said Highland Street one hundred (100) feet to the point of beginning on the easterly side of Moody Street.

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