

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Rita D. Stroud

(Address) 852 6th Avenue S.W.
Alabaster, Alabama 35007

This instrument was prepared by

(Name) Courtney Mason & Associates PC

PO BOX 360187

(Address) Birmingham, AL 35236-0187

Form 1-1-27 Rev. 1-00

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FORTY TWO THOUSAND TWO HUNDRED AND NO/100THS (\$42,200.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Charlotte Virginia Buffenbarger as Executrix of the Estate of Judson F. Amos

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Rita D. Stroud, a single individual

A part of the North-Half of the SW 1/4 of the NW 1/4 of Section 2, Township 21, South, range 3 West, Shelby County, Alabama, (Said property also shown on the Wilton A. Roper, four acre tract on the map of J.G. Lacey Sub-division as recorded in Map Book 3 page 113 in the Office of the Judge of Probate of Shelby County, Alabama; described as follows: Commence at the Northeast corner of Lot Six, Block One of the J.G. Lacey Sub-division as recorded in Map Book 3 page 113 in the Office of the Judge of Probate of Shelby County, Alabama; thence run South along the East line of said Lot 190.79 feet (measured) to the Southeast corner of said Lot and on the North right of way of Sixth Avenue, Southwest; thence turn left 87 deg. 33 min. 53 sec. (measured) and run East along said North right of way 209.81 feet (measured), Thence turn left 92 deg. 58 min. 51 sec. and run North 193.54 feet (measured). Thence turn 87 deg. 45 min. 13 sec. and run West 207.68 feet (measured) to the point of beginning; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$37,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Inst # 1994-06281

02/25/1994-06281
01:04 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 16.50

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 GRANTEES, 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 GRANTEES, 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 17th day of February, 1994.

(Seal)

Charlotte Virginia Buffenbarger
Charlotte Virginia Buffenbarger, individual
Charlotte Virginia Buffenbarger
Executrix of the Estate of Judson F. Amos

(Seal)

(Seal)

Indiana

STATE OF XXXXXXXXX
COUNTY

SEE ADDITIONAL NOTARY ON BACK
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charlotte Virginia Buffenbarger, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of February, A. D., 1994

Notary Public
DALLASARIC COUNTY

1994-06281

State of ~~Alabama~~ (Indiana)
County of ~~Shelby~~) ✓
DELAWARE

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Charlotte Virginia Buffenbarger, whose name as Executrix of the Estate of Judson F. Amos 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, in her capacity as such Executrix, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HANDS THIS THE 17 DAY OF February, 1994.

My Commission Expires: 7/15/97

Spencer H. Book
Notary Public

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