

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF TITLE EVIDENCE OR SURVEY.  
TITLE NOT CHECKED BY ATTORNEYS. LEGAL DESCRIPTION FURNISHED BY GRANTEE.  
This instrument was prepared by

Roy M. Johnson, III

P.O. Box 1770

Columbiana, AL 35051

**HARRISON, CONWILL, HARRISON & JUSTICE**

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA  
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty-Five Hundred Dollars (\$4,500.00)-----Dollars

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

Timothy A. Billingsley,

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

James Windham

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

Shelby

County, Alabama, to-wit:

Lot 1-A of the First Addition to Triple Springs, Second Sector, a residential subdivision situated in Section 25 and 36, Township 21 South, Range 1 West, in Shelby County, Alabama.

Said parcel is not the homestead of the Grantor.

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

Inst # 1994-13410

04/25/1994-13410  
10:48 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
001, KEL 13.00

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 22<sup>nd</sup>

day of April, 19 94.

(SEAL)

Timothy A. Billingsley

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority  
in said State, hereby certify that Timothy A. Billingsley

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 22<sup>nd</sup> day of April, A.D. 19 94.

P O Box 673

Columbiana, AL 35051

Notary Public

Inst # 1994-13410