

This Instrument Was Prepared By:
DICKERSON & MORSE
Attorneys-at-Law
214 Lorna Square
Birmingham, Alabama 35216

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of ONE HUNDRED TWENTY SEVEN THOUSAND DOLLARS AND 00 CENTS (US\$127,000.00) Dollars to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Albert L. Cason Jr., a single man and Tracie L. Cason, a single woman, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto Barbara Hutchinson, a single woman, (hereinafter referred to as GRANTEE), the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 2, in Block 2, according to the Survey of Gross' Addition to Altadena South, 1st Phase of 1st Sector, as recorded in Map Book 5, Page 122, in the Probate Office of Shelby County, Alabama.

Note: \$101,600.00 of the above purchase price is in the form of a Mortgage in favor of South Central States Financial, Inc., executed and recorded simultaneously herewith.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD all and singular, the above mentioned and described premises, together with the appurtenances, unto the said GRANTEE, her heirs and assigns forever. And said GRANTOR do for themselves, their heirs and assigns, covenant with the said GRANTEE, her heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that she is entitled to the immediate possession thereof; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs and assigns shall, warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 12th day of May, 1995.

Albert L. Cason Jr.
Albert L. Cason Jr.

Tracie L. Cason
Tracie L. Cason

STATE OF FLORIDA
COUNTY OF Highlands

I, the undersigned, a notary public in and for said county in said state, hereby certify that Tracie L. Cason, a single woman, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12 day of May, 1995.

Robin Renee Cook
Notary Public

My Commission Expires: _____

STATE OF ALABAMA
COUNTY OF Jefferson



ROBIN RENEE COOK
My Comm Exp. 3/22/99
Bonded By Service Ins
No. CC447211
☒ Personally Known ☐ Other 1 B.

I, the undersigned, a notary public in and for said county in said state, hereby certify that Albert L. Cason Jr., a single man whose names 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 the 12th day of May, 1995.

Onnie D. Dickerson, III
Notary Public

My Commission Expires: 04/23/96

Inst # 1995-14511

06/05/1995-14511
09:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 34.00

Inst # 1995-14511