

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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

(Name) Joe L. Tidmore

(Address) P.O. Box 1114

Columbiana, Ala 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

P.O. Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-87 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifteen Thousand, Seven Hundred Ninety and no/100-----DOLLARS

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

Rosemary B. Butler, an unmarried widow

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

Joe L. Tidmore and Charles O. Tidmore

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

Beginning at NW corner of the SW 1/4 of the SE 1/4 of Section 23, Township 21, Range 1 West; thence South 706.2 feet to R.R. Depot grounds; thence NE along said R/W of Southern Railroad 447.5 feet; thence NW 643.6 feet to point of beginning. (Less and except Sherwood School lot and less and except property described in deed to Lula Tubbs in Book 73, Page 357 and less property described in deed to Edgar Rasberry in Deed Book 66, Page 429) in the Probate Office of Shelby County, Alabama.

Also, the North Half of the South East Quarter (SE 1/4) of the North East Quarter (NE 1/4), all in Section 2, Township 22, Range 1 West, all of the said above described property lying and being in the County of Shelby, State of Alabama, lying North East of Highway #37.

Subject to taxes for 1996 and subsequent years, easements, restrictions, rights of way of record.

Inst # 1995-36507

12/20/1995-36507

02:15 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
DOJ MCD 24.50

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 19th day of December, 1995.

(Seal)

Rosemary B. Butler
Rosemary B. Butler

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Rosemary B. Butler 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 19th day of December, A. D., 1995

John P. Hahn
Notary Public.

Inst # 1995-36507

MTA