

This instrument was prepared by
Mitchell A. Spears
ATTORNEY AT LAW
P.O. Box 119 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: Rochell M. Ford
(Name) _____
45 Jackson Lane
(Address) _____
Calera, AL 35040

MINIMUM VALUE: \$20,000.00

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar, (\$1.00) and the mutual exchange of real estate

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

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

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

Lots 5 & 6, Block 198, according to J. H. Dunstan's Map of Town of Calera, less and except the west 10 feet thereof. Said map is unrecorded and is unavailable for recordation; being situated in Shelby County, Alabama.

GRANTORS RESERVE the Westernmost 10 feet of the hereinabove described real estate.

SUBJECT TO:

Property taxes for 1995 and subsequent years.
Mineral and mining rights are not insured.

BRUCE BATES IS ONE AND THE SAME PERSON AS BRUCE N. BATES.
JERRY BATES IS ONE AND THE SAME PERSON AS JERRY C. BATES.

Inst # 1996-14390

05/02/1996-14390
01:36 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 28.50

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 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 28th
day of March, 19 95 96

(Seal)

(Seal)

(Seal)

Bruce N. Bates (Seal)
Jerry C. Bates (Seal)

(Seal)

STATE OF ALABAMA
SHELBY

County }

General Acknowledgment

I, _____ the undersigned authority
in said State, hereby certify that Bruce Bates and Jerry Bates

a Notary Public in and for said County.

whose name(s) are signed to the foregoing conveyance, and who are ~~XX~~ 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 28 day of March, 19 95 96

12-2-96
My Commission Expires:

James Brasher
Notary Public

Inst # 1996-14390