

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

143 Main, P.O. Box 91

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

Bill Rainey

(Name)

(Address)

To Gloria Fochtman
3521 Newy 17
Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO THOUSAND, FIVE HUNDRED and 00/100, (\$2,500.00) -----DOLLARS

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

NATHAN D. FOCHTMANN and wife, JACKIE V. FOCHTMANN

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

BILL RAINEY

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

SHELBY

County, Alabama, to-wit:

The South half (S 1/2) of lot number ten (10) in Block Number Two (2) as per J. A. Bozeman's map of Wilton, Alabama or Birmingham Junction Alabama, being Joseph Hardie's Addition to the Town of Wilton, or Birmingham Junction, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Property taxes for 1996 and subsequent years.
Mineral and mining rights are not insured.

Inst • 1997-00367

01/06/1997-00367
08:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 REC 11.00

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 11th day of Dec, 19 96

(Seal)

(Seal)

(Seal)

Nathan D. Fochtman

(Seal)

Nathan D. Fochtman

Jackie V. Fochtman

(Seal)

Jackie V. Fochtman

(Seal)

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, the undersigned authority

in said State, hereby certify that

Nathan D. Fochtman and wife, Jackie V. Fochtman

a Notary Public in and for said County.

whose name(s) are signed to the foregoing conveyance, and who are 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 11 day of December 19 96

5/17/96

My Commission Expires:

Mitchell K. Spears

Notary Public

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