

198,000⁰⁰

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

Karen B. Johns, Esq.
Spain & Gillon, L.L.C.
2117 Second Avenue, North
Birmingham, Alabama 35203

Ida Havelka
457 St. Anne's Drive
Birmingham, AL 35244

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten and No/100 Dollars (\$10.00) to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, **BOBBY GENE RUTHERFORD, DONALD RUTHERFORD, WANDA JAMES (also known as WANDA GAME), and MARTHA HOWARD**, married persons (herein jointly, severally and collectively referred to as Grantor), does grant, bargain, sell and convey unto **IDA HAVELKA** (herein referred to as Grantee), the real estate described on Exhibit "A" attached hereto and incorporated herein by this reference, and which is situated in Shelby County, Alabama.

[The purchase price recited above was paid from a purchase money mortgage executed simultaneously herewith.]

[This property does not constitute the homestead of Grantor or of Grantor's spouse(s), if any.]

TO HAVE AND TO HOLD, to the said Grantee, their heirs, executors, successors and assigns, forever.

And Grantor does for themselves and for their heirs, executors, successors and assigns, covenant with the said Grantee, their heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted on Exhibit "A"; that Grantor has a good right to sell and convey the same as aforesaid; that they will and their heirs, executors, successors and assigns shall warrant and

Cahala Little

defend the same to the said Grantee, their heirs, executors, successors and assigns forever,
against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal this the 29th day
of December, 1997.

Bobby Gene Rutherford
Bobby Gene Rutherford

Donald Rutherford
Donald Rutherford

Wanda James
Wanda James (also known as Wanda Game)

Martha Howard
Martha Howard

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify
that BOBBY GENE RUTHERFORD, 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of December, 1997.

[SEAL]

Jan F. Lea
NOTARY PUBLIC
MY COMMISSION EXPIRES 2/23/98

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify
that DONALD RUTHERFORD, 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
said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of December, 1997.

[SEAL]

Sheri Game Connelly
NOTARY PUBLIC
MY COMMISSION EXPIRES 2/13/98

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that WANDA JAMES (a/k/a WANDA GAME), whose name is signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of December, 1997.

[SEAL]



NOTARY PUBLIC
MY COMMISSION EXPIRES 2/23/98

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that MARTHA HOWARD, 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of December, 1997.

[SEAL]



NOTARY PUBLIC
MY COMMISSION EXPIRES 2/23/98

Inst # 1998-00688

01/09/1998-00688
09:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NCJ 16.50