

THIS DEED WAS PREPARED BY:

JOHN DAUGHERTY
ATTORNEY AT LAW
1601 GENTILLY DRIVE
VESTAVIA HILLS, AL. 35226

SEND TAX NOTICES TO:

✓ LONNIE JACKSON RODGERS
206 OLYMPIA DRIVE
BIRMINGHAM, AL. 35126

35209


WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Two Thousand Dollars (\$2,000.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned Enoch C. Canterbury, a single man, (Grantor) hereby grant, bargain, sell and convey unto Lonnie Jackson Rodgers, a married man, (Grantee), all his right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

The N 1/2 of the SW 1/4 of the NE 1/4 of Section 35, Township 19, Range 2 East, Shelby County, Alabama.

Subject to a non-exclusive 30-foot right of way and utility easement reserved by grantors along the entire Eastern boundary of the above described property.

The above described property does not constitute any part of the homestead of the grantor.

TO HAVE AND TO HOLD the described premises to said GRANTEE, his SUCCESSORS and ASSIGNS FOREVER.

And I do for myself and for my heirs, executors, and administrators covenant with the said grantee, his heirs, successors and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that my heirs, executors, administrators and I shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

1
04/15/1998-13355
09:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 13.00

...st # 1998-13355

Given under my hand and seal, this 27th day of March, 1998

Enoch C. Canterbury
Enoch C. Canterbury (Grantor)

State of Alabama)
County of Jefferson)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Enoch C. Canterbury, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand this the 27th day of March 1998.

Monica Lee Odum
Notary Public

MY COMMISSION EXPIRES NOV. 2, 1999

My Commission expires: _____

Inst # 1998-13355

²04/15/1998-13355
09:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 13.00

Inst # 1998-13355