

This instrument was prepared by
(Name) B. CHRISTOPHER BATTLES
(Address) 3150 HIGHWAY 52 WEST
PELHAM, AL 35124

Send Tax Notice To: LONNIE CUMMINBS
name
194 HIGHWAY 267
address
MAYLENE, AL 35114

Inst # 1998-23240

WARRANTY DEED-

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THIRTY FOUR THOUSAND AND NO/100 (\$34,000.00)----- DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
RODGER D. BASS, a married man

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

LONNIE CUMMINGS, an unmarried man

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

Lot No. 7, according to R.E. Whaley's subdivision of the Town of Maylene, Alabama, Shelby County, as recorded in Map Book 3, Page 75, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$32,300.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

06/23/1998-23240
11:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 9.50

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 17th day of June, 1998.

(Seal)

(Seal)

(Seal)

Rodger D. Bass, attorney in fact, by his
RODGER D. BASS
attorney-in-fact, M. J. Johnson

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RODGER D. BASS 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 and official seal this 17th day of June, A. D., 1998

Notary Public