

This instrument is done  
without evidence of title insurance.

STATE OF ALABAMA )  
SHELBY COUNTY )

WARRANTY DEED

Send tax notice to:  
Joseph Vassar  
720 Webster Avenue  
Winter Park, FL 32789

Inst # 1998-25523

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Thousand Dollars and 00/100 dollars (\$1000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Weyman Vassar, a married man**, hereinafter called "Grantor," does hereby GRANT, BARGAIN, SELL AND CONVEY unto **Joseph Vassar**, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Beginning at the Southwest corner of the SW1/4 of the SE1/4, Section 17, Township 22, South, Range 3 West, thence North 133 feet to the point of beginning, thence continue North 210 feet, thence North 68 degrees East 105 feet, thence South 210 feet, thence South 68 degrees West 105 feet to the point of beginning, containing 1/2 acres, more or less, situated in Shelby County.

This does not constitute homestead for grantor.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, and administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 1st of July, 1998, at 831 Island Street, Montevallo, Alabama.

GRANTOR  
*Weyman Vassar* (L.S.)  
\_\_\_\_\_  
(L.S.)

STATE OF ALABAMA )  
SHELBY COUNTY )

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name(s), Weyman Vassar, which is(are) signed to the foregoing Warranty Deed, who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person(s) executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 1st day of July, 1998.

*Chris Smitherman*  
NOTARY PUBLIC  
My Commission Expires: 5-13-2000

THIS INSTRUMENT PREPARED BY:  
CHRISTOPHER R. SMITHERMAN  
ATTORNEY AT LAW  
831 ISLAND STREET  
MONTEVALLO, ALABAMA 35115  
(205)665-4357

07/07/1998-25523  
12:53 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCB 10.50