

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Eleanor Ruth Butler

(Address) _____

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-87 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety Thousand and no/100--

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

Jeanie M. Johnson and husband, Lewis W. Johnson

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

Eleanor R. Butler

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

Tract 1A, according to the Resurvey of Lot 1, Blue Spruce, as recorded in Map Book 24, Page 29, in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

Subject to taxes for 1998 and subsequent years, easements, restrictions, rights of way and permits of record.

\$85,300.00 of the above recited purchase price was paid from a mortgage recorded herewith.

Inst # 1998-29348

08/03/1998-29348
10:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 98.50

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, we have hereunto set our hands(s) and seal(s), this 31st day of July, 1998

(Seal)

(Seal)

(Seal)

Jeanie M. Johnson (Seal)
Jeanie M. Johnson

Lewis W. Johnson (Seal)
Lewis W. Johnson

STATE OF ALABAMA
Shelby

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jeanie M. Johnson and Lewis W. Johnson whose names 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 31st day of July, A. D., 1998

My Commission Expires: 10/16/2000

Notary Public.

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