

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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

(Name) James Williams, Sr.

(Address) 722 Lawson Blvd, Birmingham, AL 35202

This instrument was prepared by
Michael T. Atchison, Attorney at Law
(Name)
P O Box 822, Columbiana, AL 35051
(Address)

Form 1-1-87 Rev. 1-84

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Forty Eight 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,

Andrew Stanberry, an unmarried widow

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

James Williams, Sr. and
James Williams, Jr.

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

Lot 19, 20, 21, 22, 23 and 24, in Block 113, according to Dunstan's Survey of the Town of Calera, Alabama in the Probate Office of Shelby County, Alabama.

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

\$40,281.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

\$9,600.00 of the above recited purchase price was paid from a purchase money mortgage recorded simultaneously herewith.

Andrew Stanberry is the surviving grantee in that certain deed recorded in Instrument #1996-23207; the other grantee, Mary Stanberry, having died on or about the 18th day of March, 1998.

Inst # 1998-35683

09/11/1998-35683
12:11 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CMH 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 GRANTEE, 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 GRANTEE, 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 24th day of August, 1998.

Andrew Stanberry (Seal)
Andrew Stanberry

(Seal)

(Seal)

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 Andrew Stanberry whose name is AKA 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 24th day of August, A. D., 1998

My Commission Expires: 10/16/2000

Notary Public