

This instrument was prepared by:
(Name) Wayne Dutton
(Address) 1221 County Rd. 124
Randolph, Al. 36792

Send Tax Notice to:
(Name) Wayne Dutton Construction, Inc.
(Address) 1221 County Rd. 124
Randolph, Al. 36792

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS.**

That in consideration of Twenty Thousand Dollars and no/100
(\$20,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we
Joseph D. Thomas and Cherri H. Thomas, a married couple
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

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

Lot 60-B, according to the resurvey of lot 60, Second Addition
to Ashford Heights, as recorded in Map Book 23, Page 135, in
the Probate Office of Shelby County, Alabama; being situated in
Shelby County, Alabama.

Subject to easements and restrictions, if any, of record.

The purchase priced stated above was paid from the proceeds of a mortgae loan closed
simultaneously herewith.

Inst # 1998-44490

11/10/1998-44490

08:39 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
DOL CHN 9.50

**THE PREPARER OF THIS DOCUMENT
HAS NOT EXAMINED TITLE TO THE
PROPERTY DESCRIBED HEREIN AND
MAKES NO CERTIFICATION AS TO
TITLE.**

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 said grantee, his,
her or 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 stated 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, his, her or their heirs and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 6th
day of October, 19 98

(Seal)

(Seal)

(Seal)

Joseph D. Thomas (Seal)
Cherri H. Thomas (Seal)
Cherri H. Thomas (Seal)

STATE OF ALABAMA

Shelby County } **General Acknowledgment**

I, Brenda H. Clayton
in said State, hereby certify that Joseph D. and Cherri H. Thomas

a Notary Public in and for said County.

whose name(s) 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, executed the same voluntarily on the day the same bears date

Given under my hand and official seal, this 6th day of October, 19 98

4-27-2001

My Commission Expires:

Brenda H. Clayton
Notary Public