

**SEND TAX NOTICE:**

JOHNNA A. GUTHRIE  
1018 ASHLEY BROOK LANE  
HELENA, AL 35080

**WARRANTY DEED**

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of Ninety Thousand Nine Hundred and 00/100 Dollars (\$ 90,900.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **OLD SOUTH BUILDERS, INC.**, (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **JOHNNA A. GUTHRIE**, (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 6, according to the Survey of Ashley Brook, as recorded in Map Book 22, page 78, Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions, covenants, and rights of way of record; taxes for 1999 and subsequent years not yet due and payable.

\$ 86,355.00 of the purchase price recited herein was paid from the proceeds of a mortgage loan closed simultaneously herewith.

**AND THE GRANTOR** does for itself, its successors and assigns, covenant with said Grantee, her heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted above, that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and its successors and assigns shall warrant and defend same to said Grantee, her heirs, executors, successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the Grantor has signed and sealed this Deed on the 16th day of April, 1999.

**OLD SOUTH BUILDERS, INC.**  
**(GRANTOR)**

BY: 

**TOMMY MAYSON**  
**ITS PRESIDENT**

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **TOMMY MAYSON**, whose name as President of Old South Builders, Inc., is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he, as such officer, and with full authority, executed the same voluntarily, as an act of said Corporation, on the day the same bears date

Given under my hand and official seal, this the 16th day of April, 1999



**NOTARY PUBLIC Anne R. Strickland**

My Commission Expires: 5/11/01

**THIS INSTRUMENT WAS PREPARED BY:**

Anne R. Strickland  
Attorney at Law  
5330 Stadium Trace Parkway, Suite 250  
Birmingham, Alabama 35244  
(205) 733-1303

**Inst • 1999-16715**

**04/20/1999-16715**  
**11:32 AM CERTIFIED**  
**SHELBY COUNTY JUDGE OF PROBATE**  
**001 CRN 13.50**