

This instrument was prepared by
Mitchell A. Spears

ATTORNEY AT LAW
P.O. Box 119 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: **MARY JEAN HENKE**
(Name) **2012 GLENEAGLE LANE**
BIRMINGHAM AL 35242
(Address)

Inst # 1999-17077

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **FORTY THOUSAND AND 00/100----- (\$40,000.00)-----DOLLARS**

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

JIM ANTON AND WIFE, VIRGINIA ANTON

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

MARY JEAN HENKE

(herein referred to as grantee, whether one or more), the following described real estate, situated in

SHELBY County, Alabama, to-wit:

Begin at the Northeast corner of the Southeast $\frac{1}{4}$ of Section 13, Township 24 North, Range 13 East, St. Stephens Meridian, and from the East line of said section turn an angle of 90 degrees and run West for 1320 feet; then left an angle of 119 degrees and 14 minutes and run 859.60 feet for a point of beginning; thence left an angle of 02 degrees and 52 minutes for a distance of 100 feet; then turn right an angle of 90 degrees and run 150 feet; thence go right an angle of 90 degrees and run 100 feet; then right an angle of 90 degrees and go 150 feet to point of beginning. Being in Northeast $\frac{1}{4}$ of Southeast $\frac{1}{4}$ of Section 13, Township 24 North, Range 15 East, Shelby County, Alabama.

SUBJECT TO:

-Taxes for 1999 and subsequent years. 1999 ad valorem taxes are a lien but not due and payable until October 1, 1999.

-Permit to Alabama Power Company recorded in Deed Book 167, Page 107.

-PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE HEREIN, ON EVEN DATE HERewith, IN FAVOR OF THE PEOPLES BANK AND TRUST COMPANY, AND/OR ITS SUCCESSORS AND ASSIGNS, IN THE SUM OF \$40,000.00.

Inst # 1999-17077
04/22/1999-17077
03:23 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 1999 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 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 22nd day of APRIL, 19 99

(Seal)

JIM ANTON (Seal)

(Seal)

VIRGINIA ANTON (Seal)

(Seal)

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, the undersigned authority in said State, hereby certify that **JIM ANTON AND VIRGINIA ANTON**

a Notary Public in and for said County.

whose name(s) are signed to the foregoing conveyance, and who is 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 22nd day of APRIL, 19 99

My Commission Expires: 9/13/2001

Notary Public