

This instrument was prepared by

HARRISON, CONWILL, HARRISON & JUSTICE

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

Five Hundred dollars

That in consideration of (\$500.00) and various other consideration

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

J. D. Wyatt and Linda C. Wyatt

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

J. D. Wyatt

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

SHELBY

County, Alabama, to-wit:

Lot 20, according to the Map and Survey of Mallard Pointe as recorded in Map Book 10, Page 70 and refiled in Map Book 12, Page 7, in the Probate Office of Shelby County, Alabama.

Inst. # 1999-28355
07/07/1999-28355
02:55 PM CERTIFIED
SHELBY COUNTY JUNE OF 1999
JUN 10 12:58

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 23rd

day of June, 19 99

(SEAL)

J. D. Wyatt

(SEAL)

(SEAL)

Linda C. Wyatt

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, **Vicki N. Smith**

in said State, hereby certify that **J. D. Wyatt**

a Notary Public in and for said County.

Whose name(s) is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of June, A.D. 19 99

Acknowledgment continued on reverse

Vicki N. Smith

3-14-2003

Notary Public

STATE OF ALABAMA)
)
SHELBY COUNTY)

General Acknowledgment

I, Betty Wingard Hix a Notary Public in and for said County, in said State, hereby certify that Linda C. Wyatt whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of June, 1999.

Betty Hix
Notary Public

WARRANTY DEED

Recording Fee \$
Deed Tax \$

This Deed furnished by

HARRISON, CONWILL, HARRISON

& JUSTICE

P. O. Box 557

Columbiana, Alabama 35051

Inst # 1999-28555

07/07/1999-28555
02:55 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 1995 12.30