

This instrument was prepared by:

(Name) National Equity, Inc.
(Address) 8701 West Dodge Road, Suite 200, Omaha, NE 68114

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

That in consideration of Two Hundred Twelve Thousand, Five Hundred & no/100--(\$212,500.00) Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged,

I or we, KEVIN D. SCHREUR, HUSBAND AND HOLLYE R. GARNER, WIFE, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Randal S. Ford and Jennifer Butler-Ford
(herein referred to as grantee, whether one or more), the following

described real estate, situated in County of Shelby, and State of Alabama, to-wit:

Lot 224, according to the Survey of Forest Parks, 2nd Sector, as recorded in Map Book 22, page 71, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to easements, restrictions, covenants, agreements, and mineral exceptions (if any) of record.
\$ 201,850.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 13 day of APRIL, 2001.

Betty Ray (SEAL)
Witness
Shelby County (SEAL)
Witness

Kevin D. Schreur (SEAL)
KEVIN D. SCHREUR
Hollye R. Garner (SEAL)
HOLLYE R. GARNER

State of Alabama }
Shelby County }ss

General Acknowledgement

I, Max Hall Martin a Notary Public in and for said County, in said State, hereby certify that KEVIN D. SCHREUR, HUSBAND AND HOLLYE R. GARNER, WIFE 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official day this 13 day of April A.D. 2001.

Max Hall Martin
Notary Public

05/17/2001-20056
01:36 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 22.00



Inst # 2001-20056