

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Joel Scott Fortner

(Address) 1515 5th Ave
Calera 35040

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-27 Rev. 4/99

WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas

STATE OF ALABAMA
Shelby } **KNOW ALL MEN BY THESE PRESENTS,**
_____ COUNTY }

That in consideration of Eighty Two Thousand Nine Hundred and no/100-----

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

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

Joel Scott Fortner AND Kristi C. Fortner

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

Lots 6, 7 and 8, Block 69, according to J. H. Dunstan's Map and Survey of the Town of Calera, Alabama. Situated in Shelby County, Alabama.

Subject to taxes for 2001 and subsequent years, easements, restrictions, rights of way and permits of record.

Inst # 2001-38483

09/06/2001-38483
10:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MSB 12.50

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 the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 31st
day of August, 2001.

| | |
|--------------|----------------------------------|
| _____ (Seal) | <u>Jack Bullard</u> _____ (Seal) |
| _____ (Seal) | Jack Bullard _____ (Seal) |
| _____ (Seal) | _____ (Seal) |
| _____ (Seal) | _____ (Seal) |

STATE OF ALABAMA
Shelby **COUNTY** }

General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jack Bullard
_____, whose name _____ is signed to the foregoing conveyance _____ 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 31st day of August 2001 A.D.,

My Commission Expires: 10/16/04

Notary Public