

This instrument was prepared by:  
Michael T. Atchison, Attorney at Law, Inc.  
101 West College  
Columbiana, AL 35051

Send Tax Notice To: Johnny Weathers  
122 Shelby Hotel Road  
Shelby AL 35143

WARRANTY DEED

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

20110621000181140 1/1 \$22.00  
Shelby Cnty Judge of Probate, AL  
06/21/2011 08:40:25 AM FILED/CERT

That in consideration of Eighty Thousand dollars and Zero cents (\$80,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Paul Lutz and wife, Joyce Lutz (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Johnny Weathers (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the SW ¼ of the SE ¼ of Section 13, Township 22 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Begin at the SW corner of above said ¼ - ¼, said point being the point of beginning; thence North 00 degrees 32 minutes 05 seconds West, a distance of 399.98 feet to the Southerly right of way line of Heart of Dixie Railroad (50-foot right of way); thence South 88 degrees 16 minutes 58 seconds East and along said right of way line, a distance of 470.00 feet to a point on the Westerly right of way line of Church Street (70-foot right of way); thence South 07 degrees 18 minutes 31 seconds East, leaving said railroad right of way and along said Church Street right of way line, a distance of 159.37 feet; Thence South 72 degrees 08 minutes 51 seconds West and leaving said right of way line, a distance of 297.71 feet; thence South 11 degrees 08 minutes 25 seconds East, a distance of 125.00 feet; thence South 86 degrees 30 minutes 00 seconds West, a distance of 227.53 feet to the point of beginning.

Situated in Shelby County, Alabama.

Subject to taxes for 2011 and subsequent years, easements, restrictions, rights of way, and permits of record.  
Subject to Right of Redemption of foreclosure deed recorded in Instrument No. 20110419000119930, Judge of Probate, Shelby County, Alabama.

\$70,000.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

TO HAVE AND 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 person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 16<sup>th</sup> day of June, 2011.

_____	(SEAL)	<u>Paul Lutz</u>	(SEAL)
_____	(SEAL)	<u>Joyce Lutz</u>	(SEAL)
_____	(SEAL)	_____	(SEAL)
		_____	(SEAL)

STATE OF ALABAMA

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General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Paul Lutz and wife, Joyce Lutz whose names 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 seal this 16<sup>th</sup> day of June, 2011.

My Commission Expires: 10-16-12

Janet F. Parris  
Notary Public  
Shelby County, AL 06/21/2011  
State of Alabama  
Deed Tax: \$10.00