

1056  
This Instrument Prepared By:  
Charles H. Moses, III  
RIVES & PETERSON  
1700 Financial Center  
Birmingham, Alabama 35203

Send Tax Notice To:

STATE OF ALABAMA )  
SHELBY COUNTY )

WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered this 24<sup>th</sup> day of April, 1990, by Loudell Walker Gay, Robert Walker Hodgkins, and Robert W. Hodgkins & Barbara D. Hodgkins, as ancillary administrators of the Estate of Jack C. Hodgkins, deceased {Probate Case #29-001} (hereinafter referred to as the "Grantors"), to Maude Ray Blackerby (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by Grantee to Grantors, the receipt and sufficiency of which is hereby acknowledged by Grantors, the Grantors do by these presents, grant, bargain, sell, and convey unto the Grantee the following described real estate (the "Subject Property") situated in Shelby County, Alabama, to-wit:

From the SE corner of the SW 1/4-SW 1/4, Sec. 19, Twp. 18-S, R-2-E, Shelby County, Alabama, run north along the east 1/4-1/4 line 557.87 feet to the beginning point of subject lot; from said point, deflect left 114°-26'-02" and run southwesterly 420.42 feet to a point on the easterly R.O.W. line of Hwy. 25; thence deflect left 89°-54'-40" and run southeasterly along said R.O.W. line 100 feet; thence deflect left 103°-38'-24" and run northeasterly 432 feet, back to the beginning point, containing 0.48 of an acre, more or less.

This conveyance is subject to the following:

1. Ad valorem taxes for tax year 1990, due but not yet payable;

2. Right of way to Shelby County, as recorded in Deed Book 159, Page 437, in the Probate Office of Shelby County, Alabama;
3. The grantors do not warrant title to coal, oil, gas and other mineral interests in, to or under the land herein conveyed.
4. The subject property is not the homestead of any of the grantors.

TO HAVE AND TO HOLD, to the said Grantee, its successors, and assigns forever.

And said Grantors do for themselves, their successors and assigns, covenant with said Grantee, her successors and assigns, that it is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their successors and assigns shall warrant and defend the same to the said Grantee, her successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have caused this Warranty Deed to be executed on this 21 day of April, 1990.

Loudell Walker Gay  
Loudell Walker Gay

Robert Walker Hodgkins  
Robert Walker Hodgkins

Barbara D. Hodgkins  
Barbara D. Hodgkins, as Ancillary Administrator of the Estate of Jack C. Hodgkins, Deceased

Robert W. Hodgkins  
Robert W. Hodgkins, as Ancillary Administrator of the Estate of Jack C. Hodgkins, Deceased

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned Notary Public, in and for said County, in said State, hereby certify that Loudell Walker Gay, 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 said Warranty Deed, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 24<sup>th</sup> day of April, 1990.

*David V. Guin*

NOTARY PUBLIC

My Commission Expires:

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned Notary Public, in and for said County, in said State, hereby certify that Robert Walker Hodgkins, 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 said Warranty Deed, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 24<sup>th</sup> day of April, 1990.

*David V. Guin*

NOTARY PUBLIC

My Commission Expires:

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned Notary Public, in and for said County, in said State, hereby certify that Robert W. Hodgkins, Ancillary Administrator of the Estate of Jack C. Hodgkins, Deceased, 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 said Warranty Deed, he, in such capacity, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 24<sup>th</sup> day of April, 1990.

*David V. Guin*

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: JUNE 24, 1993  
BONDED TO THE NOTARY PUBLIC UNDERWRITERS

STATE OF GEORGIA       )  
DEKALB COUNTY       )

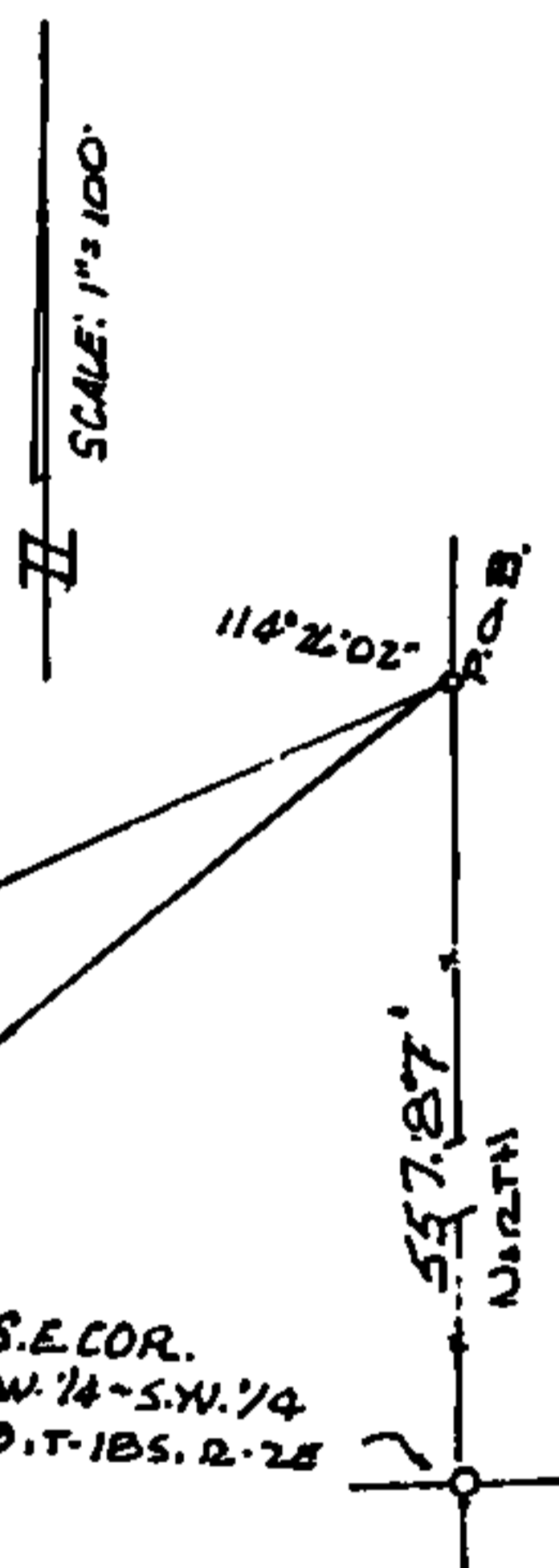
I, the undersigned Notary Public, in and for said County, in said State, hereby certify that Barbara D. Hodgkins, Ancillary Administrator of the Estate of Jack C. Hodgkins, Deceased, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said Warranty Deed, she, in such capacity, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 11th day of April, 1990.

Athens, Georgia  
NOTARY PUBLIC       Notary Public for DeKalb County, Georgia  
My Commission Expires Oct 5, 1992

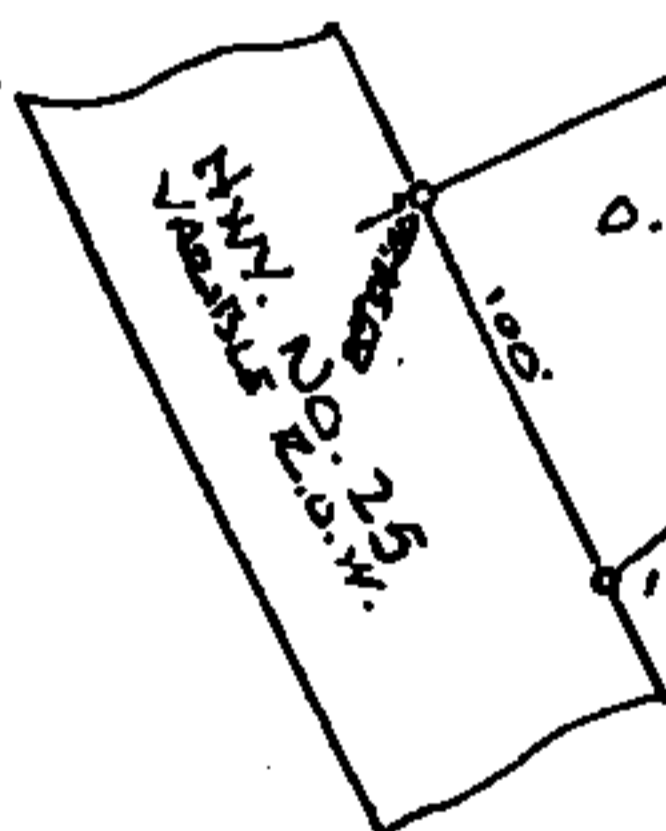
BOOK 305 PAGE 251

From the SE corner of the SW $\frac{1}{4}$ -SW $\frac{1}{4}$ , Sec. 19, Twp. 18-S, R-2-E, Shelby County, Alabama, run north along the east  $\frac{1}{2}$ - $\frac{1}{2}$  line 557.87 feet to the beginning point of subject lot; from said point, deflect left 114°-26'-02" and run southwesterly 420.42 feet to a point on the easterly R.O.W. line of Hwy. 25; thence deflect left 89°-54'-40" and run southeasterly along said R.O.W. line 100 feet; thence deflect left 103°-38'-24" and run northeasterly 432 feet, back to the beginning point, containing 0.48 of an acre, more or less. Subject to any easements, rights of ways, reservations, restrictions, assessments or any covenants of record, if any.



BOOK 305 PAGE 252

*J. S. Pilkington* 5/17/90  
CORRECTED COPY



S.E. COR.  
S.W.  $\frac{1}{4}$ -S.W.  $\frac{1}{4}$   
SEC. 19, T. 18-S, R. 2-E

State of Alabama  
County of Shelby

I hereby certify that the foregoing is a true and correct map or plat of the parcel of land shown and described above, to the best of my knowledge and belief, this the 12th day of February, 1990.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

90 AUG 14 AM 11:28

*J. S. Pilkington*  
J. S. Pilkington, PE and LS  
Ala. Reg. No. 1304  
P.O. Box 1215 Clanton, Al 35045  
755-6740

JUDGE OF PROBATE



1.50  
10.50  
5.00  
1.00  
19.00