

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

143 Main, P.O. Box 91

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name) Laura E. Pridgen

(Address) 3839 39th Avenue North

Birmingham, Alabama 35217

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Nine Thousand and 00/100-----(\$9,000.00)-----DOLLARS

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

MARIE M. HURT, also known as MARIE HURT, an unmarried woman

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

LAURA E. PRIDGEN

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

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HERewith AS
THOUGH FULLY SET OUT HEREIN.

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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 5th
day of April, 19 91

(Seal)

(Seal)

(Seal)

Marie M. Hurt (Seal)
Marie M. Hurt

(Seal)

(Seal)

STATE OF ALABAMA

County }

General Acknowledgment

I, the undersigned authority
in said State, hereby certify that Marie M. Hurt

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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 5th day of April, 19 91

8/93

Da a Green

EXHIBIT "A"

Lot 15, according to the Survey of Ripple Creek Estates, Inc., Phase 2, First Addition, as recorded in Map Book 14 page 39 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Purchase Money First Mortgage in favor of Farmers Home Administration executed on even date herewith, in the sum of \$48,000.00.

Property taxes for 1991 and subsequent years.

Building setback line of 30 feet reserved from Dana Drive as shown by plat.

Public utility easements as shown by recorded plat, including a 5 foot easement on the Easterly, Southerly and Westerly sides of lot.

Restrictions, covenants and conditions as set out in instrument recorded in Map Book 14 page 39 in Probate Office.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 108 page 334 in Probate Office.

Right-of-Way granted to Cahaba Coal Mining Company by instrument recorded in Deed Book 12 page 58 in Probate Office.

Right-of-Way granted to Briarfield-Blocton-Birmingham Railroad by instrument recorded in Deed Book 12 page 185 in Probate Office.

Condemnation by Alabama Power Company for transmission in final as recorded in Final Record 7 page 236 in the Probate Office.

Dated: April 5, 1991

Marie M. Hurt
Marie M. Hurt

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

91 APR 10 PM 12:10

James H. [Signature]
JUDGE OF PROBATE

1. Deed Tax	9.00
2. Atty. Fee	5.00
3. Recording Fee	3.00
4. Indexing Fee	1.00
5. Notary Fee	1.00
6. Certified Fee	1.00
Total	20.00