

STATE OF ALABAMA)
)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that Warren C. Hamby, Sr. and wife, Mary S. Hamby, hereinafter called "Party of the First Part," do(es) hereby GRANT, BARGAIN, SELL AND CONVEY unto Jan Hamby Piper, hereinafter called "Party of the Second Part" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

An undivided one-half interest in all that part of SW 1/4 of SE 1/4 of Section 13, Township 20 South, Range 2 East lying north and east of and including Chancellor Ferry Road.

This is a deed of correction given to correct errors contained in that deed recorded in Shelby County in Deed Book 377 at Page 952 and conveys the same property set-out in said deed.

This conveyance is subject to all easements, rights-of-way and restrictions of record affecting said property and ad valorem taxes for the current year and subsequent years.

TO HAVE AND TO HOLD to the said Party of the Second Part in fee simple forever, together with every contingent remainder and right of reversion.

The Party of the First Part, does individually and for the heirs, executors, and administrators of the Party of the First Part covenant with said Party of the Second Part and the heirs and assigns of the Party of the Second Part, that the Party of the First Part is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Party of the First Part has a good right to sell and convey the said premises; that the Party of the First Part and the heirs, executors, and administrators of the Party of the First Part shall warrant and defend the said premises to the Party of the Second Part and the heirs and assigns of the Party of the Second Part forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Party of the First Part has executed this Deed and set the seal of the Party of the First Part thereto on this the 1st day of July, 1992 at Childersburg, Talladega County, Alabama.

PARTY OF THE FIRST PART

Warren C. Hamby, Sr. (L.S.)
Warren C. Hamby, Sr.

Mary S. Hamby (L.S.)
Mary S. Hamby

STATE OF ALABAMA)

ACKNOWLEDGEMENT

Talladega COUNTY)

I, the undersigned, a Notary Public for the State at Large, hereby certify that Warren C. Hamby, Sr. and wife, Mary S. Hamby, whose name(s) is (are) signed to the foregoing Warranty Deed, who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that he (she or they) executed the same voluntarily on the day the same bears date.

1st GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 1st day of July, 1992.

Sheila E. Nicholson
Notary Public
My Commission Expires: 7-17-92

SEND TAX NOTICE TO:

Mary S. Hamby

Inst # 1992-12898

07/02/1992-12898
10:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 KCD 10.00