

Send Tax Notice To:

Patrick Evans Hodges
1588 Timber Court
Helena, Alabama 35080
PID# 13-8-27-2-001-003.063

WARRANTY DEED

**STATE OF ALABAMA
Shelby COUNTY**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

One Hundred Five Thousand and 00/100'S * (\$105,000.00) Dollars**

to the undersigned Grantor(s) , in hand paid by the Grantee(s) herein, the receipt whereof is acknowledged, I or we,

John L. Stults, an unmarried person

(hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell and convey unto

Patrick Evans Hodges and Leigh H. Hodges

(herein referred to as Grantee, whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama,** to-wit:

Lot 60, according to the Survey of Timber Park, Phase IV, recorded in Map Book 15, Page 68, in the Probate Office of Shelby County, Alabama.

\$84,000.00 of the consideration stated hereinabove was paid from the proceeds of a mortgage loan of even date and closed simultaneously herewith.

Subject to ad valorem taxes for 1994 and subsequent years, said taxes being a lien but not due and payable until October 1, 1994.

Subject to restrictions, building lines, easements, agreements and right of ways as same are filed of record.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, To the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and his/her/their heirs, executors and assigns shall, warrant and defend the same to the said Grantee, his, her or their heirs, executors 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 28th day of **January, 1994.**

John L. Stults

John L. Stults 1994-03821

02/04/1994-03821
~~10:50 AM CERTIFIED~~

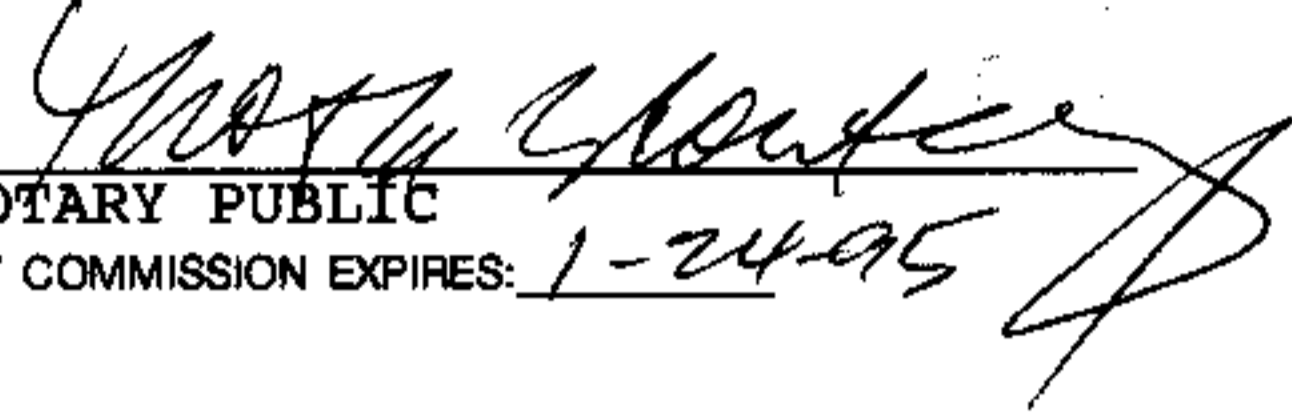
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 32.00

Inst # 1994-03821

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John L. Stults, an unmarried person** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 28th day of **January, 1994.**


NOTARY PUBLIC
MY COMMISSION EXPIRES: 1-24-95

(AFFIX SEAL)

94036B

This instrument prepared by:
Thomas E. Norton, Jr., Attorney at Law
Second Floor East
Mountain Brook Center
2700 Highway 280 South
Birmingham, AL 35223

Inst # 1994-03821

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