

This instrument was prepared by
(Name) Clayton T. Sweeney
2700 Hwy 280E, Suite 290E
(Address) Birmingham, AL 35223

Send Tax Notice To: Robert C. Hayes
name
address

Inst # 1994-25769

WARRANTY DEED-

STATE OF ALABAMA }
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty Thousand and No/100's -----

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

Churacre, an Alabama general partnership

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

Robert C. Hayes

(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 made a part hereof

Subject to:

Ad valorem taxes for 1994 and subsequent years not yet due and payable
until October 1, 1994.

Existing covenants and restrictions, easements, building lines and limitations
of record.

\$144,000.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.

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02:25 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 29.50

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 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 persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 10th
day of August, 19 94.

Churacre, an Alabama General Partnership

By Greg A. Church, General Partner

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA }
COUNTY }

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State,
hereby certify that _____
whose name _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance _____ executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this _____ day of _____ A. D., 19 _____

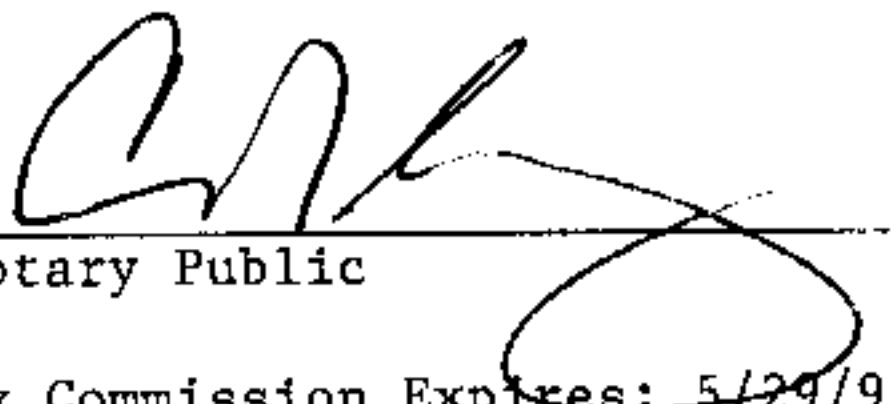
Notary Public

CLAYTON T. SWEENEY, ATTORNEY AT LAW

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County and for said State, hereby certify that Greg A. Church whose name as General Partner of Churacre, an Alabama General Partnership, 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, he, as such partner and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and seal of office this the 10th day of August, 1994.



Notary Public

My Commission Expires: 5/29/95

Exhibit "A"

From the SE corner of the NE 1/4 of SE 1/4 of Section 27, Township 19 South, Range 1 West, run thence North along the East boundary of said NE 1/4 of SE 1/4 a distance of 673.83 feet; thence turn 99 deg. 12 min. 16 sec. left and run 126.83 feet; thence turn 10 deg. 34 min. 40 sec. left and run 50.71 feet to the point of beginning of herein described lot; thence turn 99 deg. 36 min. 31 sec. right and run 202.56 feet to a point on the South boundary of U.S. Highway #280; thence turn 99 deg. 36 min. 31 sec. left and run 139.29 feet along said Hwy. boundary; thence turn 90 deg. 00 min. left and run 47.07 feet; thence turn 32 deg. 21 min. 31 sec. right and run 60.65 feet; thence turn 12 deg. 18 min. 06 sec. right and run 111.63 feet; thence turn 26 deg. 37 min. 47 sec. left and run 23.15 feet; thence turn 08 deg. 57 min. 44 sec. right and run 33.54 feet; thence turn 110 deg. 22 min. 15 sec. left and run 230.77 feet; thence turn 87 deg. 00 min. 48 sec. left and run 57.30 feet to the point of beginning; being situated in Shelby County, Alabama.

gal

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