

This instrument was prepared by:
(Name) Mitchell A. Spears
(Address) P.O. Box 119
Montevallo AL 35115

Send Tax Notice to:
(Name) Jack Spinks
(Address) 302 Mikes Road
Brierfield AL 35035

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of FIFTY-FIVE THOUSAND AND 00/100, (\$55,000.00)----- DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
EASON L. HILYER, a married man

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

(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.

THE REAL PROPERTY DESCRIBED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD
OF GRANTOR, NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS THERETO

THIS DEED IS RE-RECORDED FOR THE PURPOSE OF STATING THE FACT THAT
SAID PROPERTY DOES NOT CONSTITUTE NOR CONNECT TO THE HOMESTEAD
OF GRANTOR, NOR THAT OF HIS SPOUSE.

Inst # 1994-31092

10/12/1994-31092
03:30 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 21.00

Inst # 1994-37502
12/28/1994-37502
09:39 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 12.00

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 11th
day of Oct., 19 94

(Seal) Eason L. Hilyer (Seal)

(Seal) EASON L. HILYER (Seal)

(Seal) _____ (Seal)

STATE OF ALABAMA
SHELBY County } **General Acknowledgment**

I, _____ the undersigned authority _____ a Notary Public in and for said County,
in said State, hereby certify that Eason L. Hilyer

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, he _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 11th day of October, 1994

M A Spears 9/97
Notary Public

Inst # 1994-31092

EXHIBIT "A"

A tract of land situated in the SW 1/4 of SE 1/4 of Section 14, Township 21 South, Range 3 West, described as follows: Commence at the SW Corner of said 1/4-1/4 section and run in a Northerly direction along the West line of said 1/4-1/4 section a distance of 282.48 feet to the North right of way line of Smokey Road; thence turn an angle of 102 deg. 34 min. to the right in a Southeasterly direction along said right of way line for a distance of 460.00 feet; thence turn an angle of 102 deg. 34 min. to left and run parallel to the West line of above said 1/4-1/4 section for a distance of 190.0 feet to point of beginning; thence continue along same said course for 105.00 feet; thence turn an angle of 92 deg. 27 min. to the right for a distance of 180.00 feet to the West line of the public road; thence turn an angle of 87 deg. 33 min. to right along West line of a public road for a distance of 105.0 feet; thence turn an angle of 92 deg. 27 min. to right for a distance of 180.00 feet to the Point of Beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

GRANTEE'S ASSUMPTION OF MORTGAGE FROM EASON L. HILYER TO CENTRAL STATE BANK, DATED DECEMBER 21, 1993 IN THE CURRENT SUM OF \$45,027.35, AND RECORDED IN INSTRUMENT #1993-41260.

Property taxes for 1995 and subsequent years.

Mineral and mining rights are not insured.

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 138 page 435 and Deed 131 page 235 in Probate Office.

Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed 211 page 598 in Probate Office.

Less and except any portion lying within street.

Dated: October 11, 1994


Eason L. Hilyer

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