

Send Tax Notice To:

Beth H. Hayes
3065 Old Stone Drive
Birmingham, Alabama 35242
PID# 10-1-02-0-004-042

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **One Hundred Thirty-Five Thousand and 00/100 (\$135,000.00)** Dollars, in hand paid by

Beth H. Hayes

hereinafter referred to as GRANTEE (whether one or more), to the undersigned, **Maurice J. Fitz-Gerald**, acting in her/his capacity as Attorney-in-Fact pursuant to that certain Power of Attorney executed by **Margie Geer, an unmarried person**, dated the **18th** day of **October, 1995** and filed of record in Real Volume ******, Page **_____** in the office of the Judge of Probate of **Shelby** County, Alabama, and **_____**, hereinafter referred to as GRANTOR (whether one or more), does hereby grant, bargain, sell and convey unto said Grantees, in fee simple, the following described real estate, situated in **Shelby** County, Alabama, to-wit:

****as Instrument NO. 1995- 30521**

Inst # 1995-30522

Lot 31A, Block 2, according to the Survey of Town of Adam Brown, Phase 2, (Re-Arrangement of Lots 27, 28, 31, and 32, Block 2) as recorded in Map Book 9, Page 89, in the Probate Office of Shelby County, Alabama.

\$ 80000 of the above recited consideration was paid from the proceeds of a mortgage loan of even date executed simultaneously herewith.

Subject to Ad Valorem taxes for the year 1996 and subsequent years not yet due and payable.

Subject to covenants and restrictions, building lines, easements and rights of way of record.

Subject to Mineral and Mining rights of record and all rights and privileges incident thereto.

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 I, as Attorney-in-Fact aforesaid, do, for myself and for my successors and assigns covenant with said Grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my successors and assigns 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.

Inst # 1995-30522

10/25/1995-30522
09:10 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 66.00

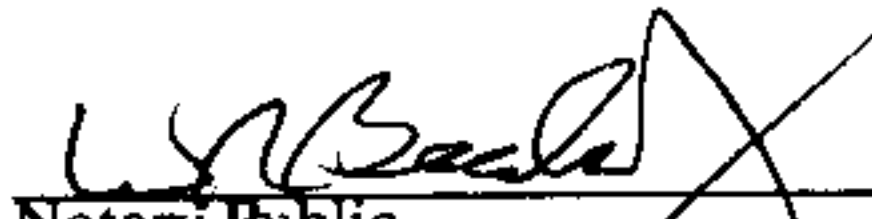
IN WITNESS WHEREOF, I have hereunto set my hand and seal this **20th** day of **October, 1995**.


Maurice J. Fitz-Gerald as Attorney-in-Fact
for **Margie Geer**

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Maurice J. Fitz-Gerald**, whose name as Attorney-in-Fact for **Margie Geer, a married person**, 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, that he/she, in her/his capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this **20th** day of **October, 1995**.


Notary Public
My Commission Expires: **09/21/94**

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that , **a married person**, who name 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, that he/she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this **20th** day of **October, 1995**.

Notary Public
My Commission Expires: **09/21/94**

Inst # 1995-30522

10/25/1995-30522
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