

Send Tax Notice To:
Judith Lindsay Hickerson
5112 Prairie Road
Birmingham, Alabama 35242

This instrument was prepared by:
Wm. Randall May
Griffin, Allison, May, Alvis & Fuhrmeister
P. O. Box 380275
Birmingham, AL 35238

Inst # 1997-02781

Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF One Hundred Forty Seventy Thousand Five Hundred Dollars and no/100 (\$147500.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Patrick E. Lewallen and wife, Melissa M. Lewallen** (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **Judith Lindsay Hickerson, an unmarried woman**, (herein referred to as Grantees, whether one or more) in fee simple together with every contingent remainder and right of reversion, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See Attached Exhibit A

Subject to:

1. General and special taxes or assessment for 1997 and subsequent years, which are not yet due and payable.
2. Building setback line of 35 foot reserved from Prairie Circle as shown by plat.
3. Easement(s) as shown by recorded plat.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. Book 17 page 704 and Misc. Book 18, page 664 in Probate Office.
5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 295, page 159, Deed Book 187 page 363, Deed Book 283 page 7, Deed Book 185 page 131, Deed Book 179 page 370 and Deed Book 129 page 561 in Probate Office.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 4, page 376 in Probate Office.
7. Agreement to Alabama Power Company as set out in Misc. Book 18, Page 657 in Probate Office.
6. Existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee its heirs and assigns, forever in fee simple forever, together with every contingent remainder and right of reversion.

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01/28/1997-02781
10:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MEL 162.00

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my 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, we (I) have hereunto set our hand(s) and seal, this 23rd day of January, 1997.

Melissa M Lewallen

Grantor - Melissa M. Lewallen

Patrick E Lewallen By: Melissa M Lewallen
as attorney in fact for Patrick E Lewallen

Grantor - Patrick E. Lewallen

By: Melissa M. Lewallen as attorney in
fact for Patrick E. Lewallen

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Melissa M. Lewallen, whose 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, she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 23rd day of January, 1997.

Kimberly M. Metton

Notary Public

My commission expires: 3-1-99

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Melissa M. Lewallen, as attorney in fact for Patrick E. Lewallen, whose 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, she as such attorney-in-fact and with full authority executed the same voluntarily for and as the act of said Patrick E. Lewallen on the date the same bears date.

Given under my hand and official seal, this the 23rd day of January, 1997.

Kimberly M. Metton

Notary Public

My commission expires: 3-1-99

EXHIBIT A

Lot 78, according to the Survey of Homestead, Third Sector, as recorded in Map Book 6 page 118 in the Probate Office of Shelby County; being situated in Shelby County, Alabama.

Also, a part of Lot 76, more particularly described as follows:

Begin at the NW corner of said Lot 76; thence run Southeasterly along the Westerly boundary line of said Lot 76 for a distance of 104.06 feet; thence turn an angle to the left of 73 deg. 13 min. 19 sec. for a distance of 114.71 feet to the right of way of Prairie Circle, said point being the point of beginning of a curve to the right having a central angle of 27 deg. 11 min. 17 sec. and a radius of 50.0 feet; thence run along the arc of said curve for a distance of 23.73 feet to the corner of Lot 78; thence run Westerly along the Southerly line of said Lot 78 for a distance of 168.70 feet to the point of beginning; being situated in Shelby County, Alabama.

Also, a part of Lot 77, more particularly described as follows:

Begin at the NW corner of Lot 77 and run East along the North line of said Lot for a distance of 55 feet to a point; thence turn an angle of 66 deg. 00 min. to the right and run Southeasterly for a distance of 103 feet to a point on the Northerly line of a 50-foot radius, cul-de-sac of Prairie Road; thence run West along said 50-foot radius for a distance of 13.2 feet to the SW corner of said Lot 77; thence run Northwesterly along Westerly line of said Lot for a distance of 132.06 feet to the point of beginning; being situated in Shelby County, Alabama.

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