

SEND TAX NOTICE TO:

(Name) Jorge Gonzalez
1812 Chandamont Circle
(Address) Pelham, AL 35124

This instrument was prepared by

(Name) Holliman, Shockley & Kelly
1610 4th Avenue North
(Address) Bessemer, AL 35020

Form 1-1-87 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA }
JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty Thousand Five Hundred and No/100-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, William A. Parker, Executor and Trustee under the Last Will and Testament of Jacqueline B. Hall, Probate Case #33-082, Shelby County, Alabama

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

Jorge Gonzalez

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to:

1. Taxes for the year 1997.
2. Restrictions as to underground cables and transmission lines in Misc. Book 2, Page 707.
3. Agreement as to underground cables and service in Deed Book 277, page 471.
4. Right-of-way to Alabama Power Company in Book 264, page 28 and Book 278, page 477.
5. Right-of-way to South Central Bell in Book 280, page 752.
6. A 35 foot building set back line on record plat.
7. Easements over the easterly 7.5 feet of subject property for public utilities on record plat.
8. Reservation by City of Pelham to use of Parcel II for utility and/or drainage easements in Real Book 382, page 458.
9. Coal, oil, gas and mineral and mining rights and release of damages.

\$92,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Mary J. Hall was the surviving Grantee in deed recorded in Deed Book 293, page 30 and further Jacqueline B. Hall shown in Probate Case #33-082, Probate Office Shelby County, Alabama was one and the same as Mary J. Hall, grantee in Deed Book 293, page 30 and Real Book 382, page 458.

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 27th day of May, 1997

.....(Seal)
.....(Seal)
.....(Seal)

William A. Parker
William A. Parker, Executor and Trustee under the Last Will and Testament of Jacqueline B. Hall, Probate Case #33-082, Shelby County, Alabama

05/30/1997-16748
08:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCJ 39.50

Inst # 1997-16748

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William A. Parker, whose name as Executor and Trustee under the Last Will and Testament of Jacqueline B. Hall, Probate Case #33-082, Shelby County, Alabama, 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 is in his capacity as said executor and trustee on the day the same bears date.

Given under my hand and official seal this 27th day of May, A. D., 1997

Notary Public
Notary Public

EXHIBIT "A"

PARCEL I

Lot 52, according to the Map and Survey of Chandalar South, First Sector, as recorded in Plat Book 5, Page 106, in the Office of the Judge of Probate of Shelby County, Alabama.

PARCEL II

Commence at the Southwest corner of Lot 52, Chandalar South, First Sector, as recorded in Map Book 5, Page 106, in the Office of the Judge of Probate of Shelby County, Alabama. Thence run northwesterly 160.0 feet to the Northwest corner of said lot and the point of beginning; thence continue along the last described course a distance of 25.0 feet to a point; thence turn an angle to the right of 90 degrees 00 minutes and run northeasterly a distance of 120.0 feet to a point; thence turn an angle to the right of 90 degrees 00 minutes and run southeasterly a distance of 25.0 feet to the Northeast corner of said Lot 52; thence turn an angle to the right of 90 degrees 00 minutes and run southwesterly along the northwesterly lot line of said Lot 52 a distance of 120.0 feet to the Northwest corner of Lot 52 and the point of beginning.

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