

THIS INSTRUMENT WAS PREPARED BY:

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Send Tax Notice To:

Inst # 1998-16056

WARRANTY DEED

STATE OF ALABAMA

JEFFERSON COUNTY

05/04/1998-16056
12:08 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Ivy L. Hyche**, a married man; **Darrell D. Hyche**, a married man; **Michelle Cochran Carter**, a married woman; **Belinda D. Cochran**, a single woman; **Melinda Gail Cochran Morton**, a married woman; **Gregory L. Cochran**, a single man; **Jeffery S. Cochran**, a single man; **Joseph W. Cochran**, a widower and single man, (herein referred to as Grantor), grant, bargain, sell and convey unto **O'Neal Varden** and wife, **Myra Varden** (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Southeast corner of the NE 1/4 of the SW 1/4 of Section 15, Township 24 North, Range 15 East Shelby County, Alabama, and run thence Westerly along the South line of said 1/4-1/4, 143.07 feet to a steel rebar pin on the Westerly margin of Shelby County Highway No. 71 and the point of beginning of the property being described; thence continue along last described course 132.00 feet to a steel rebar corner on the Easterly margin of Shelby County Highway No. 47 in a curve to the left; thence turn 83 degrees 45 minutes 53 seconds right to chord and run Northerly along the chord of said highway curve a chord distance of 139.27 feet to the P.T. of said curve, thence turn 07 degrees 50 minutes 25 seconds left from the chord and continue northerly along the said east margin of said highway 118.98 feet to a steel pin corner at the intersection of Highways No. 47 and 71; thence turn 159 degrees 20 minutes 02 seconds right and run Southeasterly along the Westerly margin of Shelby County Highway No. 71 a distance of 295.08 feet to the P.C. of a curve to the left; thence turn 00 degrees 03 minutes 13 seconds left to chord and continue Southeasterly along the chord of said curve a chord distance of 13.85 feet to the point of beginning. Containing 0.35 of an acre.

This conveyance is subject to:

1. All advalorem taxes due and payable.
2. Any and all easements, restrictions, limitations or right of ways of record.
3. Mineral and mining rights which may be of record.
4. Right of Way granted Alabama Power Company recorded in Deed Book 107, Page 282; Deed Book 131, Page 391; Deed Book 131, Page 409 and Deed Book 133, Page 227.

Grantors are the surviving heir of Lillian E. Hyche, who died intestate on April 4, 1997 and whose estate was administered in the Probate Court of Jefferson County, Alabama, Bessemer Division in Case Number 33326.

Lillian E. Hyche is the surviving spouse of Ivy Hyche in that certain Deed recorded in Deed Book 049, Page 463 in the Probate Court of Shelby County, Alabama. Ivy Hyche died intestate on September 19, 1986 and was survived by his spouse, Lillian E. Hyche, and his children, Ivy L. Hyche; Darrell D. Hyche; Belinda Gail Hyche Cochran.

Belinda Gail Hyche Cochran died intestate on April 25, 1995 and was survived by her husband Joseph W. Cochran and their children, Michelle Cochran Carter, Belinda D. Cochran, Melinda Gail Cochran Morton, Gregory L. Cochran and Jeffery S. Cochran.

The above described property does not constitute the homestead of Grantors as defined in Code of Alabama Section 6-10-2.

TO HAVE AND TO HOLD to the said Grantees, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the 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 we will, and 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, we have hereunto set our hands and seals,
this 20th day of April, 1998.

Ivy L. Hyche
Ivy L. Hyche

Darrell D. Hyche
Darrell D. Hyche

Melinda Gail Cochran Morton
Melinda Gail Cochran Morton

Belinda D. Cochran
Belinda D. Cochran

Michelle Cochran Carter
Michelle Cochran Carter

Jeffery S. Cochran
Jeffery S. Cochran

Gregory L. Cochran
Gregory L. Cochran

Joseph W. Cochran
Joseph W. Cochran

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20.00
003 SNA

STATE OF ALABAMA

COUNTY OF JEFFERSON

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ivy L. Hyche, a married man; Darrell D. Hyche, a married man; Michelle Cochran Carter, a married woman; Belinda D. Cochran, a single woman; Melinda Gail Cochran Morton, a married woman; Gregory L. Cochran, a single man; Jeffery S. Cochran, a single man; Joseph W. Cochran, a widower and single man, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of April, 1998.

Pamela H. Ray
Notary Public
My commission expires Feb 14, 2002