

This instrument prepared by:
Estes, Sanders & Williams, LLC
3800 Colonnade Parkway, Suite 330
Birmingham, Alabama 35243

Send Tax Notice To:
Bobby Hill
5412 Woodford Drive
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA }

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY }

That in consideration of the sum of **Two Hundred Sixty Five Thousand and 00/100 Dollars (\$265,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I/we,

James K. O'Hara and Teresa A. O'Hara, husband and wife

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Bobby Hill

(herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 8, Block 7, according to the Amended Map of Woodford, recorded in Map Book 8, Page 51 A, B, C & D, in the Probate Office of Shelby County, Alabama.

Subject to: All Easements, Restrictions and Rights of Way of record.

\$212,000.00 of the consideration was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, his, her or their heirs and assigns, forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the 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 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 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, the said GRANTORS, James K. O'Hara and Teresa A. O'Hara, have hereunto set his, her or their signature(s) and seal(s), this the **1st** day of **June, 2004**.

_____(Seal)

James K. O'Hara (Seal)
James K. O'Hara

_____(Seal)

Teresa A. O'Hara (Seal)
Teresa A. O'Hara

_____(Seal)

_____(Seal)

STATE OF ALABAMA }

COUNTY OF JEFFERSON }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James K. O'Hara and Teresa A. O'Hara, Husband and Wife, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **1st** day of **June, 2004**.

SL [Signature]
Notary Public, STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: OCTOBER 13, 2008

My Commission Expires: 10/13/05