



1173

american title insurance company

This instrument was prepared by 2119-3RD AVENUE NORTH • BIRMINGHAM, AL. 35203 • (205) 254-8080

(Name) Leon Ashford
(Address) 605 City Federal Building
Birmingham, Alabama 35203

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

Handwritten note: 2400 + 4 mg

That in consideration of Forty Seven Thousand Five Hundred Dollars (\$47,500.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Thomas G. Hardy and wife, Jo Anne P. Hardy

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Hue Van Le, a single man

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

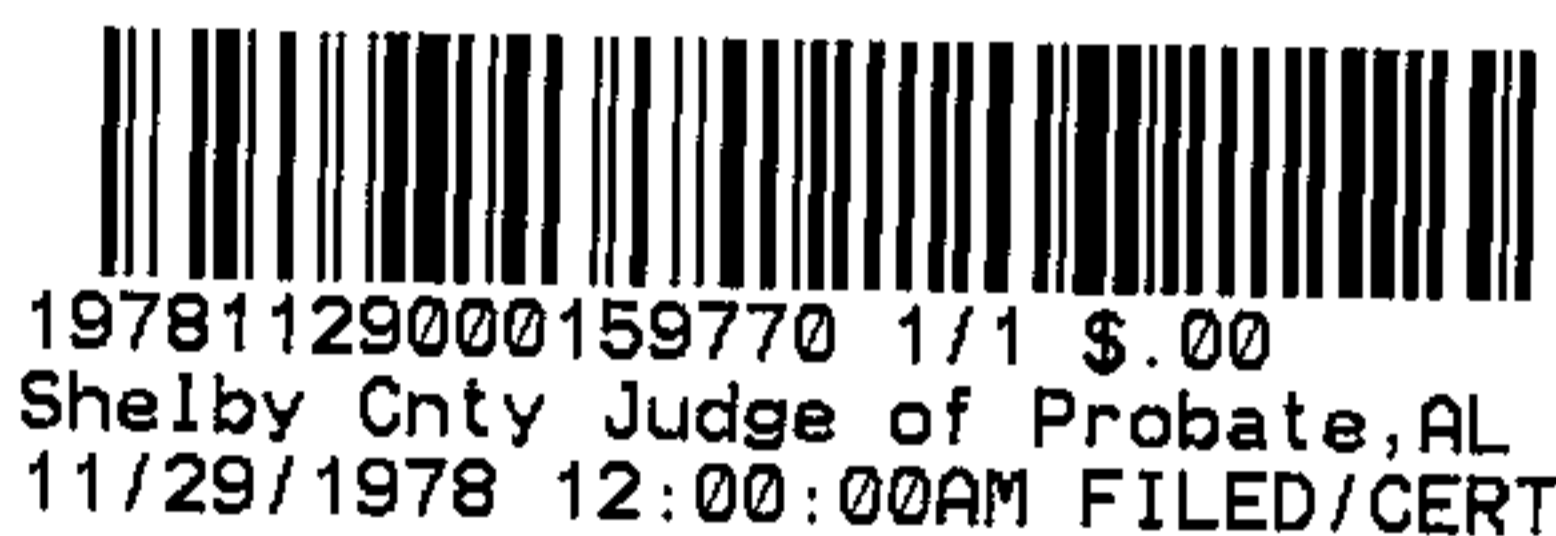
BOOK 316 PAGE 545

Part of the SW 1/4 of SE 1/4 of SW 1/4 of Section 5, Township 19, South of Range 1 West and described as follows: Commence at the N.E. corner of said 1/4 1/4 Section thence south along the east line of same a distance of 25.00 feet to the point of beginning thence continue along the last named course a distance of 150.00 feet thence 89° 32' 30" to the right in a westerly direction a distance of 100.00 feet thence 90° 27' 30" to the right in a northerly direction a distance of 150.00 feet to the southerly right of way line of Farley Lane, thence 89° 32' 30" to the right in a easterly direction along said right of way a distance of 100.0 feet to the point of beginning.

Subject to:

- 1. Current taxes.
2. Right of way to South Central Bell, as recorded in Volume 314, page 507, in the Probate Office of Shelby County, Alabama.

\$45,100.00 of the above recited purchase price was paid from a mortgage loan executed simultaneously herewith.



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, we have hereunto set our hands(s) and seal(s), this 22nd day of November, 1978

Handwritten signatures of Leon Ashford and another person.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
(Signature) AS FILED
NOV 29 9 27

Handwritten signatures of Thomas G. Hardy and Jo Anne P. Hardy with (Seal) markings.

Handwritten notes: Deed 250, Rec. 1.50, Anded 5.00, Sec 704-385-99 892

STATE OF ALABAMA
Jefferson COUNTY }
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas G. Hardy and wife, Jo Anne P. Hardy 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 22nd day of November, A. D., 1978

NOOJIN, HALEY & ASHFORD
ATTORNEYS AT LAW

Handwritten signature of Notary Public and Notary Public text.