

#26,547.04

STATUTORY WARRANTY DEED

1464

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of ONE HUNDRED DOLLARS (\$100.00) and other good and valuable considerations, and the assumption of the hereinafter described mortgage, to the undersigned Grantor, Homequity, Inc., a Connecticut corporation, in hand paid by Herbert L. Hanson and wife, F. Waldine Hanson (hereinafter called "Grantees"), the receipt whereof is acknowledged, the said Homequity, Inc., does hereby grant, bargain, sell and convey unto the said Grantees, the following described real estate, to-wit:

Lot 35, according to the Survey of Hunter's Glen, as recorded in Map Book 6, Page 49, in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is made subject to: (1) taxes due in the year 1982, a lien but not due and payable until October 1st, 1982; (2) Thirty five foot building set-back line and easements as shown by record plat; (3) restrictions, conditions and limitations as recorded in Misc. Volume 11, Page 433; (4) easements to Alabama Power Company recorded in Deed Volume 127, Page 394, and Deed Volume 131, Page 322; (5) easements to South Central Bell Telephone Company in Deed Volume 292, Page 621; (6) easements to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Deed Volume 296, Page 612.

As part of the consideration herein, the Grantees agree to assume and pay the unpaid balance of that certain mortgage to Mortgage Corporation of the South as recorded in Mortgage Book 350, Page 51, and assigned to Federal National Mortgage Association by instrument recorded in Misc. Volume 16, Page 319, in the Office of the Judge of Probate of Shelby County, Alabama.

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

BYNUM AND BYNUM
ATTORNEYS AT LAW
2410 INDEPENDENCE DRIVE
BIRMINGHAM, ALABAMA 35209

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IN WITNESS WHEREOF, Homequity, Inc., a Connecticut corporation, has caused this instrument to be executed by its duly authorized corporate officer on this the 19th day of February, 1982.

HOMEQUITY, INC.

By: Judith L. Butler
Its: Judith L. Butler
Manager

STATE OF CONNECTICUT)
COUNTY OF FAIRFIELD)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Judith L. Butler whose name as Manager of Homequity, Inc., a Connecticut corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 19th day of February, 1982.

Quelene Winter
Notary Public
NOTARY PUBLIC
My Commission Expires March 31, 1982

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1982 APR 12 AM 8:58
Dud TAX 27.00
Rec 3.00
Jud 1.00
31.00
James A. Snowden, Jr.
JUDGE OF PROBATE

My Commission Expires: _____
(SEAL)

This instrument was prepared by:
Frank K. Bynum, Attorney
3410 Independence Drive
Birmingham, Alabama 35209

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