

This instrument was prepared by

(Name) Norman L. Collier

923

(Address) 3324 Independence Drive, Birmingham, Alabama, 35209

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWENTY FIVE THOUSAND AND NO/100 DOLLARS (\$25,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Marshall Hughes and wife, Frances Lorine Hughes

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

Diane Cox

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

From the SE corner of Lot #11, in Block 51, according to the map or plat of South Calera as the same is of record in the Office of the Judge of Probate of Shelby County, Alabama; run thence in a Northerly direction and along the West right of way line of Montgomery Avenue 258 feet and to the point of beginning of the land hereby described; and from said point as the point of beginning run thence in a Westerly direction 134½ feet to a point; thence run in a Southerly direction and parallel to the East line of said Block to the South line of said Block, and being also the North margin of 7th Street; thence run in a Westerly direction on and along the South line of said Block to the SW corner of Block 51; thence run in a Northerly direction on and along the West right of way line of Public Avenue and to the NW corner of said Block 51 and to the point of beginning of 8th Street; thence run in an Easterly direction on and along the North line of lot 14 to the NE corner of said Lot 24 and thence in a Southerly direction 43 yards to the SW corner of the property now, or formerly owned by Frank I. Washington and Annie Grace Washington; thence run in an Easterly direction on and along the South line of the Frank I Washington and Annie Grace Washington lot 53 yards to the West margin of Montgomery Avenue and thence run in a Southerly direction on and along the West right of way line of Montgomery Avenue to the point of beginning. Lying and being in the NW¼ of the SW¼ of Section 11, Township 24 North, Range 13 East, Shelby County, Alabama. LESS AND EXCEPT the lands described in deeds recorded in the Probate Office of Shelby County, Alabama, in Deed Book 245, Page 586, and in Deed Book 309, Page 43. ALSO LESS AND EXCEPT the 15 foot by 50 foot parcel of land which was excepted from the deed recorded in said Deed Book 245, Page 586.

This conveyance is subject to easements and restrictions of record.

TWENTY THOUSAND AND NO/100 DOLLARS (\$20,000.00) of the consideration recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with the delivery of this deed.

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 23rd day of September, 19 82.

See Mtg 423.513

Deed Tax

(Seal)

5.00

1.50

1.00

7.50

Marshall Hughes

(Seal)

Frances Lorine Hughes

(Seal)

Frances Lorine Hughes

(Seal)

1982 SEP 27 AM 8:58

Norman L. Collier
NOTARY PUBLIC

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marshall Hughes and wife, Frances Lorine Hughes whose name 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 23rd day of September, A. D., 19 82

Norman L. Collier

Notary Public

John A

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