

This instrument was prepared by

(Name) James F. Burford, III

(Address) Suite 2900  
300 Vestavia Office Park  
Birmingham, AL 35216  
WARRANTY DEED

This Form furnished by:

**Cahaba Title, Inc.**

Highway 31 South at Valleydale Road  
P. O. Box 689  
Pelham, Alabama 35124



James Cassimus  
3321 Stone Ridge Dr.  
Birmingham, AL 35215  
Policy Issuing Agent for  
Safeco Title Insurance Co.  
TELEPHONE: 988-5600

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighteen Thousand and 00/100 Dollars (\$18,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, J.J. Hinds, Jr. and wife, Fanny Hinds; Vestula Vaughn Thompson, a widow; Penny Elizabeth Thompson Gallups and husband, Randy Kenneth Gallups; John Harlan Thompson, III, and wife, Sherry K. Thompson

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

Zoe P. Cassimus

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

See Exhibit "A" attached hereto and incorporated by reference herein for legal description.

Subject To: (1) Taxes for the year 1983 and thereafter. (2) Restrictions, covenants and conditions as set out by instrument recorded in Deed Book 123, Page 358 in Probate Office. (3) Transmission Line Permit to Alabama Power Company by instrument recorded in Deed Book 107, Page 472 in Probate Office. (4) Right of way granted to Shelby County by instrument recorded in Deed Book 93, Page 129 in Probate Office. (5) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 326, Page 775 and Deed Book 327, Page 226 in Probate Office. Less and except any of conveyed property that lies within the right of way of Highway 280.

\$15,000.00 of the consideration recited herein was derived from a purchase money mortgage executed simultaneously herewith.

Penny Elizabeth Thompson Gallups is one and the same person as Penny Elizabeth Thompson. TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And K(we) do, for ~~XXXXX~~ (ourselves) and for ~~XXX~~ (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that ~~XXXXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that X (we) have a good right to sell and convey the same as aforesaid; that X (we) will, and ~~XX~~ (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, X(we) have hereunto set ~~X~~ (our) hand(s) and seal(s) this

day of September, 19 83.

Randy Kenneth Gallups  
RANDY KENNETH GALLUPS

(SEAL)

J.J. Hinds, Jr.  
Fanny Hinds  
FANNY HINDS

(SEAL)

(SEAL)

John Harlan Thompson III  
JOHN HARLAN THOMPSON, III

(SEAL)

Vestula Vaughn Thompson  
VESTULA VAUGHN THOMPSON

(SEAL)

Sherry K. Thompson  
SHERRY K. THOMPSON

(SEAL)

Penny Elizabeth Thompson Gallups  
PENNY ELIZABETH THOMPSON GALLUPS

(SEAL)

STATE OF ALABAMA

Shelby COUNTY

I, Randall H. Goggin

General Acknowledgment

a Notary Public in and for said County,

in said State, hereby certify that J.J. Hinds, Jr. and wife, Fanny Hinds; Vestula Vaughn Thompson, a widow; Penny Elizabeth Thompson Gallups and husband, Randy Kenneth Gallups; John Harlan Thompson, III, and wife, Sherry K. Thompson

whose name(s) 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, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of September, 1983.

September

Randall H. Goggin  
Notary Public

EXHIBIT 'A'; HINDS ET AL. TO CASSIMUS

BOOK 350 PAGE 422

A lot of land in the Town of Harpersville, Alabama, being a part of the SW 1/4 of SE 1/4 of Section 28, Township 19, Range 2 East, described as follows: Beginning at the intersection of the North right of way line of Florida Short Route Highway with the East right of way line of the Columbiana-Vincent Highway and run Northeast along the East right of way line of the Columbiana-Vincent Highway 180 feet to the North corner of the triangular lot conveyed to Shelby County by deed recorded in Deed Book 93 Page 129 and known as the roadview lot, thence run South 30 deg. 30 min. East along the East line of said roadview lot 133 feet to the point of beginning of the lot hereby conveyed, thence NE and parallel with said Columbiana and Vincent Highway 90 feet, thence SE and parallel with the East line of said roadview lot 75 feet; thence SW and parallel with said Columbiana-Vincent Highway 90 feet; to said roadview lot,; thence NW along the East line of said roadview lot 75 feet to the point of beginning; situated in Shelby County, Alabama.

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

DOCUMENT WAS FILED

1983 OCT -6 AM 11:11

see Mtg #37-503

Thomas A. Snowden, Jr.  
JUDGE OF PROBATE

Deed TAX 3.00  
Rec 5.50  
Jud 1.00

9.50