

(Name) John J. Smith

(Address) 1111 John Hand Building, Birmingham, AL 35203

Form 1-1-25 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

Mr. James A. Hairston

613 Glen Park Drive

Fairfield, Alabama 35064

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Thousand Dollars (\$5,000.00) and a purchase money mortgage for Ten Thousand Dollars (\$10,000.00) from grantees to the grantor

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

Carleen Embry, a single person

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

James A. Hairston and Margaret B. Hairston, his wife

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

PARCEL 1: Begin at the Southeast corner of block "H" and the Southwest corner of Third Street, Map of Vincent, Alabama, as recorded in Map Book 3, Page 51 in the Judge of Probate Office, Columbiana, Alabama, thence run in a Northeasterly direction along the line of Block "H" and Third Street, a distance of 31.67 feet; thence turn an angle of 55 deg. 47 min. to the right and run a distance of 43.67 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 52.93 feet; thence turn an angle of 124 deg. 13 min. to the right, and run a distance of 67.25 feet; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 100.00 feet to the right of way of the Central of Georgia Railroad and the line of Lot 6, Block "F"; thence turn an angle of 90 deg. 00 min. to the right and run along said Railroad R/W a distance of 73.60 feet to the point of beginning.

PARCEL 11: Begin at the Southeast corner of Block "H" and the Southwest corner of Third Street, Map of Vincent, Alabama, as recorded in Map Book 3, Page 51, in the Judge of Probate Office, Columbiana, Alabama, thence run in a Northeasterly direction along the line of Block "H" and Third Street, a distance of 31.67 feet; thence turn an angle of 124 deg. 13 min. to the left and run a distance of 56.32 feet to the right of way of the Central of Georgia Railroad; thence turn an angle of 145 deg. 47 min. to the left and run along said Railroad R/W, a distance of 46.57 feet to the point of beginning.

Mineral and mining rights excepted.

Subject to right-of-way granted to Alabama Power Company by instrument(s) recorded in Deed Book 221, Page 640, in the Office of the Probate Judge of Shelby County, Alabama and all other easements, restrictions, covenants, conditions, set-backs and agreements of record.

Grantees assume and agree to pay taxes due on the conveyed property for the year 1984 and thereafter.

All lease rights owned by Grantor to the conveyed property are assigned to Grantees.

As a part of the consideration for this conveyance the Grantees herein have executed, simultaneously herewith, a purchase money mortgage in favor of the Grantor.

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 4th day of May, 1984.

Carleen Embry

Carleen Embry

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA SHELBY CO.

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STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

undersigned authority, a Notary Public in and for said County, in said State,

Carleen Embry, a single person

is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

In my hand and official seal this 4th day of May, A. D. 1984

Carol Hodges Hays

Notary Public.

State of Alabama at Large
My Commission Expires 7/27/84

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Due TAX \$5.00
Rec 1.50
Paid 1.00
7.50

1984 MAY -7 PM 10:07