

THIS INSTRUMENT PREPARED BY:

NAME: Ralph E. Coleman

ADDRESS: 2175 11th Court, South
Birmingham, Alabama 35205

Send Tax Notice To:

A. Eric Johnston

2100 Southbridge Parkway, Suite 376

Birmingham, Al. 35209

WARRANTY DEED (Without Survivorship)

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Thousand, Five Hundred and no/100

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

Nina Hurst, an unremarried widow

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

Eric Johnston

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

A parcel of land consisting of Lots 5 and 6 Block 17 according to the survey of Lincoln Park, a subdivision in Shelby County, Alabama, being situated in the South 1/2 of Section 12, Township 19, Range 2 West; Also, the following described acreage lying East of and adjacent to said Lots 5 and 6; Begin at the northeast corner of Lot 6 according to said survey; thence run Easterly along the projected North line of said Lot 6 for 46.47 feet; thence 97° 24' right and turn Southwesterly 161.21 feet to a point on the projected South Line of Lot 5 of said survey; thence 82° 36' right and run Westerly along said projected lot line for 19.22 feet to the Southeast corner of said Lot 5; thence 87° 40'30" right and run Northerly along the East line of said Lots 5 and 6 for 160.0 feet to the point of beginning. Said parcel contains 30,830.12 Sq. Ft. or 0.707 Acres, more or less.

BOOK 006 PAGE 703

The undersigned being the sole heir of the will of Emris O. Hurst, deceased. Said will on file in the Office of the Judge of Probate, Shelby County, Alabama.

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~~(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 28th day of Sept, 1984.

STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED

Deed Tax 4.50
2.50
1.00
8.00

Nina F. Hurst

1984 OCT 29 AM 11:30

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, Ralph E. Coleman, a Notary Public in and for said County, in said State, hereby certify that Nina Hurst, an unremarried widow 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of September, A. D., 1984

Ralph E. Coleman
Notary Public.