

This Instrument Was Prepared By:
DANIEL M. SPITLER
Attorney at Law
108 Chandalar Drive
Pelham, Alabama 35124

MAIL TAX NOTICE TO:

Robert Wright

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Hal W. Hutchins
15 Eddings Ln.
Monticello, AL 35115

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of TEN THOUSAND AND NO/100 DOLLARS (\$10,000.00) to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I or we, HOWARD GREEN, an unmarried man, (herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto ROBERT WRIGHT and HAL W. HUTCHINS (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

From the NE corner of the NE 1/4 of NE 1/4, Section 3, Township 22 South, Range 3 West, Shelby County, Alabama; Run North 85 degrees 11 minutes 00 seconds West for 224.01 feet to the Point of Beginning of subject lot. From said point, continue said course 224.02 feet, thence run South 03 degrees 33 minutes 02 seconds West for 388.9 feet, thence run North 85 degrees 10 minutes 40 seconds East, for 222.95 feet, thence run North 03 degrees 42 minutes 30 seconds East for 388.9 feet back to the Point of Beginning.

GRANTOR reserves mineral and mining rights.

This property is sold as an estate plot. Construction is limited to a single-family residential dwelling and any appertinant buildings to be stick built and not less than 1400 square feet finished area in size. This restriction can be enforced by Grantors and every other property owner of estate plots purchased from Grantors in this quarter-quarter section.

~~There is no mortgage or other lien or interest in the above described property which is being sold hereunder.~~

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 said GRANTEE, his, her or 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 stated 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 GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands and seals this 19th day of July, 1985.

Howard Green (SEAL)
Howard Green

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Howard Green, an unmarried man, whose name is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of July, 1985.

(NOTARIAL SEAL)

Deborah Green
Notary Public

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

1985 DEC 11 AM 8:58

Thomas A. Spittler
JUDGE OF PROBATE

Dan Spittler

Deed tax 1.00
Rec 250
Ind. 1.00
4.50