

SEND TAX NOTICE TO:

(Name) Wallace G. Houser
2101 - Arrowleaf Drive
(Address) Birmingham, AL 35244

This instrument was prepared by
(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW
(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-27 Rev. 1-66
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SEVENTEEN THOUSAND FIVE HUNDRED AND NO/100 (\$17,500.00) -----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Robert H. Mathews and wife, Judith B. Mathews

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

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

A part of the E 1/2 of NE 1/4 of Section 24, Township 21 South, Range 1 West, more particularly described as follows: Begin at the NE corner of Lot 8 according to Highland Subdivision, 2nd Sector, as recorded in Map Book 6, Page 34, and run in a Northerly direction along the East line of the E 1/2 of the NE 1/4 of Section 24, Township 21 South, Range 1 West a distance of 343 feet; thence run in a Westerly direction and parallel to the North line of Highland Subdivision 2nd Sector, as recorded in Map Book 6, page 34, to the East right of way line of Highway #25 right of way; thence in a Southwesterly direction along said Highway right of way to the North line of Highland Subdivision, 2nd Sector, as recorded in Map Book 6, page 34, thence in an Easterly direction along the North line of said subdivision to the point of beginning.

Subject to easements and rights of way of record, subject to any visible encroachments, and subject to perpetual right of easement for ingress and egress and for installation and maintenance of water pipeline in favor of Thelma Barnett Vincent and her successors in title as recorded in Real Book 041, page 101 in the Probate Office of Shelby County, Alabama. Subject property herein conveyed shall be restricted and limited in use as residential property, restricted to one-family dwelling and residing on said property.

Grantor further grants, as part of this conveyance to the grantees and their successors in title as authorized by deed recorded in Real Book 041, page 101, Probate Office of Shelby County, Alabama, a right and easement to use and maintain jointly with Thelma Barnett Vincent, and her successors in title, a driveway over and across the following
(CONTINUED ON REVERSE SIDE)

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 21st
day of August, 19 87

(Seal)
(Seal)
(Seal)

Robert H. Mathews (Seal)
Judith B. Mathews (Seal)

STATE OF ALABAMA }
Shelby COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert H. Mathews is known to me, acknowledged before me whose name 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 he executed the same voluntarily on the day the same bears date. 20th August A. D., 19 87
Given under my hand and official seal this day of

described parcel:

A part of the E½ of NE¼ of Section 24, Township 21 South, Range 1 West, more particularly described as follows: Commence at the NE corner of Lot 3 according to Highland Subdivision, 2nd Sector, as recorded in Map Book 6, page 34, and run in a Northerly direction along the East line of the E½ of NE¼ of Section 24, Township 21 South, Range 1 West, a distance of 343 feet; thence run in a Westerly direction and parallel to the North line of Highland Subdivision 2nd Sector, as recorded in Map Book 6, page 34, to the East right of way line of Highway #25 right of way, which is the point of beginning of the easement herein described; thence in a Northeasterly direction along said highway right of way a distance of 50 feet; thence run perpendicular to said highway right of way in an Easterly direction a distance of 98 feet, more or less, to a point on the Northerly line of the above described parcel; thence run Southwesterly along the Northerly line of the said above described parcel a distance of 110 feet, more or less, to point of beginning.

STATE OF ALABAMA)
Jefferson COUNTY)

General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Judith B. Mathews whose name 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.

Given under my hand and official seal this 21st day of August, 1987.

Pat Odgers
Notary Public.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1987 AUG 24 PM 2:50

Thomas A. Shanks
JUDGE OF PROBATE

1. Deed Tax	\$ 17.50
2. Mtg. Tax	—
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	23.50

BOOK 147 PAGE 351

TURN TO:

TO

ARRANTY DEED

STATE OF ALABAMA,
County.

Judge of Probate

LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
RECORD FEE \$
TOTAL \$