

This instrument was prepared by

(Name) Courtney H. Mason, Jr.
PO Box 360187
(Address) Birmingham, Alabama 35236-0187

This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 589
Pelham, Alabama 35124
Phone (205) 988-5800
Policy Issuing Agent for
SAFECO Title Insurance Company



WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

265
KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty Five Thousand Six Hundred Twelve and 32/100th (\$25,612.32) Dollars

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

D. E. Hearn and wife, Vivian Hearn

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Richard Hayes, Nell Adams, and Margi Ingram, tenants-in-common each with an
undivided one-third interest

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

See attached Exhibit "A" for legal description.

Subject to existing easements, restrictions, set-back lines, rights of way,
limitations, if any, of record.

And as further consideration, the herein grantees expressly assume and promise to
pay that certain mortgage to Collateral Investment Company as recorded in Shelby Real
Volume 92, Page 661, and transferred and assigned to New South Federal Savings Bank,
by instrument recorded in Shelby Real Volume 102, Page 943, in the Probate Office of
Shelby County, Alabama, according to the terms and conditions of said mortgage and
the indebtedness thereby secured.

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 en-
cumbrances, 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 (we) have hereunto set my (our) hand(s) and seal(s) this 1st
day of November, 19 88

(SEAL)

D. E. Hearn
D. E. HEARN

(SEAL)

(SEAL)

Vivian Hearn
VIVIAN HEARN

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, THE UNDERSIGNED
in said State, hereby certify that D. E. HEARN AND WIFE, VIVIAN HEARN

a Notary Public in and for said County.

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 1st day of November, A.D. 19 88

Notary Public

EXHIBIT A

A tract of land situated in the Southwest Quarter of the Southwest Quarter of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama and more particularly described as follows: Commence at the Northeast corner of said Southwest Quarter of the Southwest Quarter; thence run in a southerly direction along the East line thereof a distance of 162.09 feet to the point of beginning; - thence continue in a southerly direction along said line a distance of 137.91 feet; thence an angle right of 113 degrees, 04 minutes, 39 seconds and run in a northwesterly direction a distance of 199.01 feet to a point on the Southeast right of way line of Alabama Highway No. 261; thence an angle right of 80 degrees, 16 minutes, 54 seconds and run in a northeasterly direction along said right of way line a distance of 100.00 feet; thence 90 degrees right and run in a southeasterly direction a distance of 164.43 feet to the point of beginning.

N.E.H.

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STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 NOV -3 AM 11:27

T. Thomas G. Jennings, Jr.
JUDGE OF PROBATE

1. Dead Tax	\$ 26.00
2. Mtg. Tax	—
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	32.00