

This instrument was prepared by:

(Name) Mitchell A. Spears
 (Address) P. O. Box 91
Montevallo, Alabama 35115

Send Tax Notice to:

(Name) Audra K. Haynes
 (Address) 173 Lake Lane
Alabaster, Alabama 35007

WARRANTY DEED

STATE OF ALABAMA)
 SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS,**

That, in consideration of Seven Thousand and 00/100, (\$7,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Whatley & Allen, an Alabama General Partnership (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Audra K. Haynes (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 11, according to the survey of Canterbury Estates, as recorded in Map Book 12, Page 96, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Purchase Money First Mortgage executed by Grantees herein to the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, on even date herewith in the sum of \$42,000.00.

Building setback line of 35 feet, as shown by recorded plat.

Public Utility Easements as shown by recorded plat, including a 10 foot on the Southwesterly side and a 5 foot on the Northwesterly side of said lot.

Transmission Line Permit granted to Alabama Power Company as set out in Deed Book 141, Page 325 and Deed Book 165, Page 539, in Probate Office.

Mineral and mining rights.

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) heir, 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 6th day of April, 1989.

Jack Whatley
 Whatley & Allen, an Alabama General Partnership
 By: Jack Whatley, Its General Partner

STATE OF ALABAMA)
SHELBY COUNTY) Acknowledgment

I, the undersigned authority, in and for said County in said State, hereby certify that Jack Whatley, whose name as General Partner of Whatley and Allen, an Alabama General Partnership, 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, in his capacity as such General Partner, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of April, 1989.

9/89
My Commission Expires:

Dr. A. Spears
Notary Public

BOOK 233 PAGE 696

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

89 APR -7 AM 9:30

Thomas A. Spivey, Jr.
JUDGE OF PROBATE

1. Dead Tax	\$ <u>7.00</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>13.00</u>