

\$54,000 of purchase price paid from mortgages signed simultaneously herewith

SEND TAX NOTICE TO:

(Name) James A. Hardin, Carol D. Hardin
Dian Keel

(Address)

This instrument was prepared by
(Name) Wallace, Ellis, Head & Fowler
(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-68
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

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

That in consideration of SIXTY THOUSAND AND NO/100 (\$60,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Charles E. Barrett and wife, Ruth S. Barrett

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto James A. Hardin and wife, Carol D. Hardin, and Dian Keel

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

Lots 2 and 3, according to the survey of Ruth S. Barrett Subdivision, as recorded in Map Book 13, page 5, in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

SUBJECT TO:

- Restrictions as shown on recorded map;
 - Transmission line permit to Alabama Power Company recorded in Deed Book 130, page 293, and Real Record 157, page 666 in Probate Office;
 - Right of way over or across subject property heretofore conveyed to Saginaw Lumber Company in Deed Book 19, page 101 in Probate Office;
 - Right of way to Shelby County as recorded in Deed Book 265, page 948 in Probate Office;
 - Rights, if any, of property owners adjoining on the East in and to that portion of insured premises lying between the East property line and the meandering painted line inside said line, as shown on recorded map in Map Book 13, page 5 in Probate Office.
- Subject to a First Purchase Money Mortgage in the amount of \$39,000.00 and subject to a Second Purchase Money Mortgage in the amount of \$15,000.00.

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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 14 day of September, 19 89.

- 1. Deed Tax ----- \$ 6.00
 - 2. Mtg. Tax ----- \$
 - 3. Recording Fee ----- \$ 2.50
 - 4. Indexing Fee ----- \$ 4.00
 - 5. No Tax Fee ----- \$
 - 6. Certified Stamp Fee -- \$ 1.00
- Total ----- \$ 13.50
- STATE OF ALABAMA }
SHELBY COUNTY } I CERTIFY THIS INSTRUMENT WAS FILED
89 SEP 15 AM 9:59
- Charles E. Barrett (Seal)
Ruth S. Barrett (Seal)

STATE OF ALABAMA }
SHELBY COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles E. Barrett and wife, Ruth S. Barrett whose names 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 14 day of September, A. D., 19 89

Lamie Brasher
Notary Public.