

This form furnished by:

1150  
**Cahaba Title, Inc.**

Riverchase Office  
(205) 988-5600

1,500  
Eastern Office  
(205) 833-1571  
Bham

This instrument was prepared by:

(Name) James A. Hardin  
(Address) 5245 Mike Drive  
Pinson, AL 35126

Send Tax Notice to:

(Name) James A. Hardin  
(Address) \_\_\_\_\_

**WARRANTY DEED**

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS\*\*\*\*\*

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

JAMES A. HARDIN AND CAROL D. HARDIN, WIFE

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

DIAN J. KEEL, AN UNMARRIED WOMAN

(herein referred to as grantee, whether one or more), the following described real estate, situated in

SHELBY

County, Alabama, to-wit:

A parcel of land containing 1.0 acres more or less and being a part of Lot 2 of the Ruth Barrett Subdivision, said subdivision recorded in Map Book 13 page 5 in the Probate Office of Shelby County, Alabama, and subject parcel being fully described as follows: From the Southwest corner of said Lot 2 run East along the South line of Lot 2 for 660 feet, thence t/l 90 deg. for 170 ft., thence t/l 90 deg. 170 ft., thence t/l 90 deg. for 150 feet, thence t/r 90 deg. for 490.26 ft., to the East ROW of County Highway 331, thence run South along said ROW 20 ft. to the POB.

Subject to easements and restrictions of record.

The legal description contained herein was furnished to preparer without benefit of a title search.

BOOK 274 PAGE 574

1. Deed Tax	-----	\$ 1.50
2. Mfg. Tax	-----	\$ 2.50
3. Recording Fee	-----	\$ 3.00
4. Notary Fee	-----	\$ 1.00
5. Stamp Fee	-----	\$ 1.00
6. County Stamp Fee	-----	\$ 8.00
Total	-----	\$ 18.50

RETURN TO  
JIM WALTER HOMES, INC.  
P. O. BOX 31601  
TAMPA, FLORIDA 33631-3601

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 (we) have hereunto set my (our) hand(s) and seal(s) this SECOND  
day of DECEMBER, 19 89

STATE OF ALA. SHELBY CO. (Seal)  
I CERTIFY THIS  
INSTRUMENT WAS FILED (Seal)  
90 JAN 17 AM 9:22 (Seal)

(Seal)  
JAMES A. HARDIN  
(Seal)  
Carol D. Hardin  
(Seal)  
CAROL D. HARDIN

STATE OF ALABAMA  
SHELBY County

General Acknowledgment

a Notary Public in and for said County,

I, THE UNDERSIGNED AUTHORITY,  
in said State, hereby certify that JAMES A. HARDIN AND CAROL D. HARDIN

whose name(s) ARE signed to the foregoing conveyance, and who ARE is 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 2nd day of DECEMBER, 19 89

Martha L. Wood