

This instrument was prepared by
(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Homewood, Alabama 35209

Send Tax Notice To: Curtis Lee Mays
Hwy. 25, Box 11
Sterrett, Alabama 35147
address

WARRANTY DEED-

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

That in consideration of Forty nine thousand five hundred & No/100 (49,500.00)

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we, Lourell Walker Gay, Robert Walker Hodgkins, and Robert W. Hodgkins & Barbara D. Hodgkins, as ancillary administrators of the Estate of Jack C. Hodgkins, deceased, Probate Case #29-001
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Curtis Lee Mays

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

From the SE corner of the SW 1/4 of the SW 1/4 Section 19, Township 18 South, Range 2 West, Shelby County, Alabama, run northerly along the east 1/4-1/4 line 630.89 feet to the beginning point of subject lot; from said point continue same course 96.82 feet to a point on the southwesterly right of way line of the C S & X Railroad; thence deflect left 44 degrees, 05' 00" and run northwesterly along said R.O.W. line 396.07 feet; thence deflect left 90 degrees, 00' 00" and run southwesterly 348.08 feet to the northeasterly R.O.W. of Highway No. 25; thence deflect left 70 degrees, 26' 22" and run along said R.O.W. line 344.11 feet; thence deflect left 89 degrees, 54' 40" and run northeasterly 420.42 feet back to the beginning point.

Subject to taxes for 1990.

Subject to right of way to Shelby County as recorded in Deed Book 159, page 437 in the Probate Office of Shelby County, Alabama.

The grantors do not warrant title to coal, oil, gas and other mineral interests in, to or under the land herein conveyed.

The subject property is not the homestead of any of the grantors.

\$50,242.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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TO HAVE AND TO HOLD to the said grantees, 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 28th day of March, 1990.

Lourell Walker Gay (Seal)
Barbara D. Hodgkins (Seal)
Barbara D. Hodgkins, as ancillary Administrator of the Estate of Jack C. Hodgkins, deceased (Seal)

Robert Walker Hodgkins (Seal)
Robert W. Hodgkins (Seal)
Robert W. Hodgkins, as ancillary Administrator of the Estate of Jack C. Hodgkins, deceased (Seal)

STATE OF ~~ALABAMA~~ GEORGIA
Gwinnett COUNTY

General Acknowledgment

I, the Undersigned, a Notary Public in and for said County, in said State, hereby certify that Barbara D. Hodgkins, Administrator 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 name bears date.

Given under my hand and official seal this 28th day of March, 1990.
My Commission Expires: My Commission Expires Aug. 7, 1993
Notary Public, Gwinnett County, Georgia

Gwen McTay (SEAL)
Notary Public

*in her capacity as ancillary Administrator of the Estate of Jack C. Hodgkins, deceased.

STATE OF ALABAMA
JEFFERSON COUNTY

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Loudell Walker Gay, whose name(s) 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 29th day of March, 1990.

My Commission Expires January 23, 1994


Notary Public
Larry L. Halcomb

STATE OF ALABAMA
JEFFERSON COUNTY

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Robert Walker Hodgkins, whose name(s) 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.

NO TAX COLLECTED

1. Deed Tax	\$	0.00
2. Mtg. Tax	\$	0.00
3. Recording Fee	\$	2.00
4. Indexing Fee	\$	0.00
5. No Tax Fee	\$	0.00
6. Certified Fee	\$	0.00
Total	\$	2.00

Given under my hand and official seal this 29th day of March, 1990.

My Commission Expires January 23, 1994


Notary Public
Larry L. Halcomb

STATE OF ALABAMA
JEFFERSON COUNTY

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Robert W. Hodgkins, Administrator, whose name(s) 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.

Given under my hand and official seal this 29th day of March, 1990.

My Commission Expires January 23, 1994

*in his capacity as ancillary


Notary Public
Larry L. Halcomb

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

90 APR -2 AM 10: 14

STATE OF ALABAMA
I CERTIFY
INSTRUMENT WAS
90 APR -2 AM 10
JUDGE OF PROBATE

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