

THIS INSTRUMENT WAS PREPARED BY:

WILLIAM E. SWATEK, ATTORNEY AT LAW 6/9

P.O. BOX 1801

ALABASTER, AL. 35007

WARRANTY DEED: (JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR)

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of FORTY SIX THOUSAND FIVE HUNDRED (\$46,500) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herin, the receipt whereof is acknowledged, we,

William Thomas Viars, a single man, and Myrtie B. Viars, Life Estate

(herein referred to as grantors) do grant, bargain, sell and convey unto

Bobby Hinds, a married man and Carrie Sue Hinds, a married woman
AND ~~KIMBERLY NINDS BALZLI~~
(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Al. to-wit;

Attached Hereto as Exhibit "A"

This is Not the homestead of the Grantors herein

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DO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 hand(s) and seal(s) this 9 day of Sept, 1999.

WITNESS

Bobby S. Bahr

William Thomas Viars (Seal)
William Thomas Viars

Myrtie B. Viars (Seal)
Myrtie B. Viars

✓ P.O. Box 126
Belham, Al.

STATE OF ALABAMA

SHELBY COUNTY

I, PATSY S. PARKER, A Notary Public in and for said County,
in said State, hereby certify that WILLIAM THOMAS VIARS AND
MYRTIE B. VIARS
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 9 day of Sept, 91.


NOTARY PUBLIC

My Commission Expires: 4-15-93

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EXHIBIT A

Commence at the Northeast corner of Section 23, Township 20 South, Range 3 West, Shelby County, Alabama, and run thence Easterly along the North line of said Section 24, a distance of 969.58 feet to a point; thence turn a deflection angle of 78 deg. 58 min. 31 sec. to the right and run Southerly a distance of 722.85 feet to a point; thence turn a deflection angle of 89 deg. 19 min. 08 sec. right and run Westerly into section 23, a distance of 1,211.77 feet to a point on the West right of way line of Highway 52 and the point of beginning of the property being described; thence turn a deflection angle of 19 deg. 45 min. 02 sec. to the right and run Westerly along an existing fence line a distance of 230.51 feet to a point at an existing fence corner; thence turn a deflection angle of 89 deg. 57 min. right and run Northerly along a fence line a distance of 100.0 feet to an existing fence corner; thence turn a deflection angle of 89 deg. 48 min. to the right and run Easterly along an existing fence line a distance of 63.81 feet to a point; thence turn a deflection angle of 93 deg. 20 min. 03 sec. left and run Northerly a distance of 0.07 feet to an existing steel pin corner; thence turn a deflection angle of 86 deg. 54 min. 57 sec. right and run Easterly a distance of 134.11 feet to a point on the Westerly right of way line of Highway No. 52; thence turn a deflection angle of 71 deg. 35 min. 32 sec. right to chord and run along the arc of a curve to the left (having a central angle of 18 deg. 38 min. 00 sec. and a radius of 325.0 feet) an arc distance of 105.69 feet to the point of beginning; being situated in Shelby County, Alabama.

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THIS DEED WAS RECORDED
IN THE OFFICE OF THE
CLERK OF THE CIRCUIT COURT
OF THE COUNTY OF SHELBY
ALABAMA

91 SEP 10 PM 2:40

JUDGE OF PROBATE

1. Deed Tax	<u>46 50</u>
2. Mtg. Tax	
3. Recording Fee	<u>7 50</u>
4. Indexing Fee	<u>3 00</u>
5. No Tax Fee	
6. Certified Fee	<u>1 00</u>
Total	<u>58 00</u>