

## STATE OF ALABAMA

## SHELBY COUNTY

## STATUTORY WARRANTY DEED

KNOW ALL MEN by these Presents: That for and in consideration of Four Thousand Three Hundred Ninety-Five and 33/100 Dollars (\$4,395.33) consideration to the undersigned Grantor, United Companies Lending Corporation, in hand paid by the Erskine Hawkins, Jewell Hawkins, Jr., Calvester Hawkins, Gwendolyn Hawkins Salter, Virginia Faye Wooley and Juliet Montgomery the receipt whereof is hereby acknowledged do grant, bargain, sell, and convey unto the said Erskine Hawkins, Jewell Hawkins, Jr., Calvester Hawkins, Gwendolyn Hawkins Salter, Virginia Faye Wooley and Juliet Montgomery, hereinafter referred to as Grantees, the following described property situated in Shelby County, Alabama to wit:

Begin at the SW corner of Pinkie Davis property on the Alabama Power Company Right of Way line and run thence South, along said Right of Way line 398 feet; thence run in a northeasterly direction 253 feet; thence run North 300 feet to the Northwest corner of lands formerly conveyed to James Ross and wife, Leatha Ross; thence run East, along the North line of said James Ross and Leatha Ross lands a distance of 420 feet to the Northeast corner of said James Ross and Leatha Ross lands the point of beginning of the lands therein described thence run South along the East boundary of said James Ross and Leatha Ross lands a distance of 210 feet thence run East a distance of 210 feet thence run North a distance of 210 feet thence run West a distance of 210 feet to the point of beginning in Section 1, Township 21 Range 3 West.

Less and except any and all mining and mineral rights. Grantor does not guarantee discrepancies, conflicts in boundary lines, encroachments, easements, variations in area or content. Property is being purchased from Grantor "AS IS".

The property conveyed herein is conveyed subject to outstanding rights of redemption of any and all parties which have the right to redeem under the laws of Alabama. Subject to all easements and restrictions of record and ad valorem taxes not due or payable on the date hereof.

To Have and to Hold, the aforegranted property together with all singular, the improvements thereon and the rights and appurtenances thereto in anywise belonging to the said Grantees, and its purchasers or assigns, Grantor hereby covenants with the said Grantees and its purchasers or assigns, that Grantor is lawfully seized in fee simple of the aforementioned premises; that they are seized in fee simple of the aforementioned premises; that they are free from all encumbrances; that it has a good right to sell and convey the same to the said Grantees herein, and that Grantor will warranty and defend the premises to the said Grantees and its purchasers or assigns, against the lawful claims and demands of all persons claiming the same by, through, or under Grantor.

05/12/1992-8010  
11:58 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 13.50

IN WITNESS WHEREOF, the said Grantor has caused these premises to be signed by its Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 22nd day of April, 1992.

UNITED COMPANIES LENDING CORPORATION

Frank W. Foote Vice President

ATTEST:

Pamela H. Welch  
Asst. SECRETARY Pamela H. Welch

STATE OF LOUISIANA  
EAST BATON ROUGE PARISH

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Frank W. Foote, whose name as Vice President of United Companies Lending Corporation, 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 this conveyance, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 22nd day of April, 1992.

[Signature]  
NOTARY PUBLIC  
My Commission expires: at death

Instrument prepared by:  
Mark A. Pickens, Attorney at Law  
Post Office Box 59372  
Birmingham, Alabama 35259

ref: 91-0535

Cal Wester Hawkins  
PO Box 694  
Alabaster AL  
35007

05/12/1992-8010  
11:58 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 13.50