

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

143 Main, P.O. Box 91
Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name) Hilda E. Hicks

(Address) 142 Calmont Woods Drive

Montevallo, Alabama 35115

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

Fifty-Eight Thousand and 00/100, (\$58,000.00)-----DOLLARS

That in consideration of

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Anne V. Lugar, f/k/a Anne Vinson Cardone, and husband, Virgil C. Lugar, Jr.

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

Hilda E. Hicks

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

Lot 13 Block 5 according to the survey of Arden Subdivision as recorded in Map Book 3,
Page 64, in the Probate Office of Shelby County, Alabama; being situated in Shelby
County, Alabama.

SUBJECT TO:

Property taxes for 1992 and subsequent years.

Building setback line of 30 feet reserved from Pineview Road and Crestview Drive
as shown by plat.

Public utility easements as shown by recorded plat, including 4 feet on the Southerly
side of lot.

Restrictions, covenants and conditions as set out in instrument(s) recorded in
Deed Book 139 page 269 and Map Book 3 page 64 in Probate Office.

Transmission Line Permit(s) as shown by Deed Book 198 page 496 in Probate Office.

Easement to Town of Montevallo for sewer as set out in Deed Book 219 page 507 in
Probate Office.

Permits to Alabama Power Company and Southern Bell Telephone and Telegraph Company
as set out in Deed Book 165 page 480; Alabama Power Company as set out in Deed Book
217 page 781 in Probate Office.

PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE HEREIN IN FAVOR OF MERCHANTS &
PLANTERS BANK, ON EVEN DATE HERewith, IN THE SUM OF \$30,000.00. 14505

07/20/1992-14505
01:13 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001. MCD 34.50

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 17th
day of July, 19 92

(Seal)

(Seal)

(Seal)

Anne V. Lugar (Seal)
Virgil C. Lugar, Jr. (Seal)
(Seal)

STATE OF ALABAMA

SHELBY

County }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County,
in said State, hereby certify that Anne V. Lugar and husband, Virgil C. Lugar, Jr.

whose name(s) are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 17th day of July, 19 92

8/8/93

M A Spears
Notary Public