

This instrument was prepared by  
**Mitchell A. Spears**  
ATTORNEY AT LAW  
143 Main, P.O. Box 91      205/665-5102  
Montevallo, AL 35115-0091      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

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

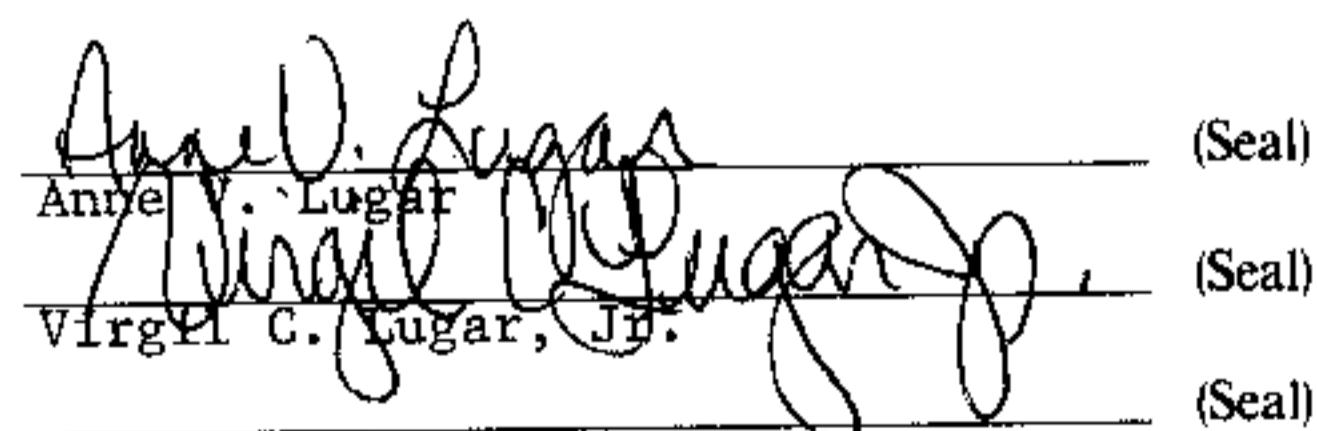
And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his,  
her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,  
unless otherwise stated above; 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  
Virgil C. Lugar, Jr.

**STATE OF ALABAMA**

SHELBY

County

} **General Acknowledgment**

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

a Notary Public in and for said County,

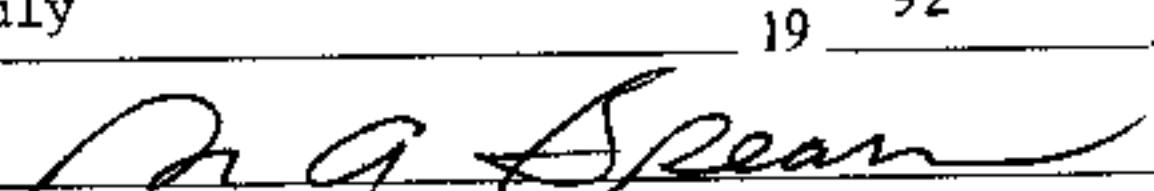
whose name(s) are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this  
day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

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

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

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

8/8/93

  
Notary Public