

SEND TAX NOTICE TO:

Kim Thipham Huynh and Hien Huynh
Elmer's Grocery
Highway 25
Wilton, Alabama

Instrument was prepared by:

Jack R. Thompson, Jr.
808 29th Street South, Suite 300
Birmingham, Alabama 35205

WARRANTY DEED

STATE OF ALABAMA]
JEFFERSON COUNTY]

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Eighty Thousand and No/100 Dollars and other good and valuable consideration, to the undersigned Grantors or Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, We, ELMER C. EDWARDS and EDNA EDWARDS, husband and wife, (herein referred to as Grantor) do grant bargain, sell and convey unto KIM THIPHAM HUYNH and HIEN HUYNH, husband and wife (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

A parcel of land comprised of part of Lots 11 and 12, Block 2, according to the Map of the Town of Wilton, as recorded in Map Book 14, Page 239, in the Probate Office of Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of the Northeast quarter of the Southeast quarter of Section 8, Township 24 North, Range 12 East, Shelby County, Alabama, and run West along the South line of said quarter quarter section, a distance of 795.65 feet to a point of intersection with the Southerly right of way line of Alabama Highway No. 25; thence right 122 degrees, 56 minutes and run along said right of way line, 12.6 feet to the Point of beginning; thence continue along said right of way line 83.30 feet; thence right 0 degrees 45 minutes and continue along said right of way line 64.80 feet; thence right 75 degrees, 20 minutes and run Northeasterly 295.84 feet to a point of intersection with the Northwesterly right of way line of a paved road; thence right 103 degrees 27 minutes and run in a Southwesterly direction along said Northwest right of way line, 27.50 feet to a point of intersection with the South boundary of said Lot 11; thence right 54 degrees, 43 minutes and run Westerly along South line of Lots 11 and 12 for a distance of 151.8 feet; thence right 3 degrees, 55 minutes and run Westerly 194.53 feet to the Point of Beginning.

Subject to Ad Valorem Taxes for the year 1993, and subsequent years.
Subject to restrictions, reservations, conditions and easements of record.

\$ 130,000.00 of the consideration recited above was paid from a purchase money mortgage loan executed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever;

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs, executors and administrators above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 6th day of November, 1992.

[Signature of Elmer C. Edwards]
ELMER C. EDWARDS

[Signature of Edna Edwards]
EDNA EDWARDS

Inst # 1992-27205

11/17/1992-27205
09:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NJS 159.00

STATE OF ALABAMA]
JEFFERSON COUNTY]

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ELMER C. EDWARDS and EDNA EDWARDS, husband and wife, whose names 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 this conveyance they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 6th day of November, 1992.



Notary Public (S E A L)

Inst # 1992-27205
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SHELBY COUNTY JUDGE OF PROBATE
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