

This instrument was prepared by

HARRISON, CONWILL, HARRISON & JUSTICE
P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifty-Five Thousand and no/100-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Johnnie Mae Browder, an unmarried woman

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

James L. Hubbard

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

A portion of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 32, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Begin at the NW corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 32, Township 20 South, Range 3 West, and run easterly along the north side of the said quarter-quarter for 315.65 feet; then turn an angle of 88 deg. 18 min. 45 sec. to the right and run southerly for 472.10 feet; then turn an angle of 91 deg. 41 min. 15 sec. to the right and run westerly for 285.72 feet; then turn an angle of 91 deg. 40 min. 42 sec. to the left and run southerly for 115.65 feet; then turn an angle of 86 deg. 52 min. 22 sec. to the right and run westerly for 30.04 feet to a point on the west side of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 32, then turn an angle of 93 deg. 07 min. 38 sec. to the right and run northerly for 590.26 feet back to the point of beginning. The above described parcel contains 3.50 acres, and is subject to the easements, rights of way and restrictions of record.

Inst # 1993-12387

GRANTEE'S ADDRESS:

2801 Overton Road
Birmingham, Alabama 35223

05/03/1993-12387
01:48 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 7.50

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

day of April, 19 93

(SEAL)

Johnnie Mae Browder

(SEAL)

(SEAL)

STATE OF Alabama
Shelby COUNTY

General Acknowledgment

I, the undersigned a Notary Public in and for said County,
in said State, hereby certify that Johnnie Mae Browder, an unmarried woman

Whose name(s) 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of April, A.D. 19 93

Notary Public