

SEND TAX NOTICES TO:
HAL WILLARD SAWYER
110 Geronimo Circle
Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Thirty-eight Thousand Dollars (\$38,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, Charles O. Wall, an unmarried man (herein referred to as "Grantor"), hereby grants bargains, sells, and conveys unto HAL WILLARD SAWYER and INEZ H. SAWYER (herein referred to as "Grantee"), the property described on Exhibit "A" attached hereto and incorporated herein by this reference, and situated in Shelby County, Alabama.

[\$30,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

[This property does not constitute the homestead of Grantor nor of Grantor spouse.]

TO HAVE AND TO HOLD the described premises to Grantee, their heirs, executors, successors and assigns forever.

AND THE GRANTOR does for himself and his heirs, executors, successors and assigns, covenant with said Grantee, their heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted above or on Exhibit "A", that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and his heirs, executors, successors and assigns shall warrant and defend same to said Grantee, their heirs, executors, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 6th day of August, 1993.

Charles O. Wall L.S.
CHARLES O. WALL

ALA-War.ded 8/5/93 5:07pm

08/17/1993-24528
04:07 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 21.50

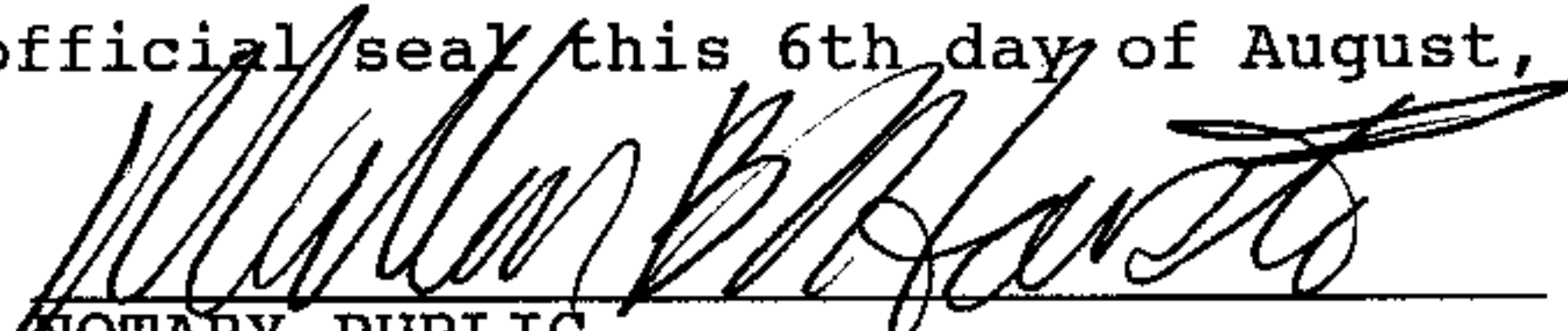
Engel Hairston

Inst # 1993-24528

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles O. Wall, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of August, 1993.



NOTARY PUBLIC
My Commission expires: 6/7/95

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:
William B. Hairston III
Engel, Hairston, & Johanson P.C.
P.O. Box 370027
Birmingham, AL 35237
(205) 328-4600

EXHIBIT "A"

TO

WARRANTY DEED
LIEN AFFIDAVIT
NON-FOREIGN AFFIDAVIT

GRANTOR: CHARLES O. WALL

GRANTEE: HAL WILLARD SAWYER and INEZ H. SAWYER

Inst # 1993-24528

A part of Lots 19 and 20, of the original plan of Montevallo, Alabama, beginning at a point on the Southeast side of Valley Street 133 feet and 2 inches northeast (Valley Street running perpendicular to Shelby Street and 56 degrees east of north) from the intersection of the Southeast side of Valley Street and the Northeast side of Shelby Street; thence run Northeast along said Valley Street 25 feet; thence run Southeast and perpendicular to Valley Street 150 feet; thence run Southwest and parallel to Valley Street 25 feet; thence run Northwest perpendicular to and toward Valley Street to the point of beginning.

Subject to: i) Taxes not yet due or payable; ii) Permit to Alabama Power Company in Deed Book 174, Page 57; iii) Easement to City of Montevallo in Deed Book 147, Page 136; iv) Easement to South Central Bell Telephone Company in Real Volume 385, Page 579; and v) Oil, Gas and mineral and mining rights not owned by Grantor.

Inst # 1993-24528
08/17/1993-24528
04:07 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 21.50