

SEND TAX NOTICES TO:
Gloria Ann Hale and
James Hale
1516 Davenport Drive
Birmingham, AL 35217

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Two Hundred Seventy Seven Thousand and no/100 Dollars (\$277,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, Laurence D. Weygand and Jane C. Weygand, husband and wife (herein referred to as "Grantor") hereby grant, bargain, sell, and convey unto GLORIA ANN HALE and husband, JAMES HALE (herein referred to as "Grantee") the following described real estate situated in Shelby County, Alabama, to wit:

The property described on Exhibit "A" attached hereto and incorporated herein by this reference.

[\$210,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

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

AND THE GRANTOR does for themselves and their 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, that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and their 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 11th day of May, 1994.


LAURENCE D. WEYGAND


JANE C. WEYGAND

[ACKNOWLEDGEMENT ON NEXT PAGE]

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05/13/1994-15610
12:55 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 80.50

Engel

Inst # 1994-15610

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Laurence D. Weygand, 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 this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 11 day of May, 1994.

Karen Bea
NOTARY PUBLIC
My Commission Expires: 2/23/98

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jane C. Weygand, 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 this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 11 day of May, 1994.

Karen Bea
NOTARY PUBLIC
My Commission Expires: 2/23/98

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

EXHIBIT "A"

TO

WARRANTY DEED
AFFIDAVIT AND AGREEMENT
NON-FOREIGN AFFIDAVIT

GRANTORS: LAURENCE D. WEYGAND and JANE C. WEYGAND

GRANTEES: GLORIA ANN HALE AND JAMES HALE

The North $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 18, Township 20
South, Range 1 West, Shelby County, Alabama,
less and except that part which lies northwest
of County Road No. 39.

SUBJECT TO: i) 1994 taxes, a lien but not yet payable; ii) Right
of Way granted to Alabama Power Company by instrument recorded in
Real 299, page 370, in the Probate Office of Shelby County,
Alabama; iii) Oil and Gas Lease, as recorded in Volume 324, page
381 in the Probate Office of Shelby County, Alabama; and iv)
mineral and mining rights incident thereto as recorded in Real 187,
page 755 in the Probate Office of Shelby County, Alabama.

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