

120,000

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 One 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,

Bobby Hinds and wife, Carrie Sue Hinds

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

Charles Hinds

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

Shelby County, Alabama, to-wit:

A parcel of land situated in the E $\frac{1}{2}$ of Section 23, Township 20 South, Range 3 West, and more particularly described as follows:

Commence at the NE corner of Section 23, Township 20 South, Range 3 West; thence North 88 deg. 17 min. 35 sec. West along the North line of said section a distance of 405.66 feet; thence South 0 deg. 00 min. 00 sec. East a distance of 2454.92 feet to the point of beginning; thence South 28 deg. 55 min. 20 sec. West a distance of 150.00 feet; thence North 61 deg. 04 min. 40 sec. West a distance of 160.79 feet to a point of the centerline of Hinds Street; thence North 36 deg. 47 min. 52 sec. East along said centerline a distance of 78.55 feet to a point on a curve to the left having a radius of 200.00 feet and a central angle of 5 deg. 35 min. 20 sec.; thence along said centerline and the arc of said curve, said arc subtended by a chord which bears North 33 deg. 58 min. 57" East a distance of 19.51 feet to the curve's end; thence North 31 deg. 12 min. 32 sec. East along said centerline a distance of 52.81 feet; thence South 61 deg. 04 min. 40 sec. East a distance of 146.20 feet to the point of beginning. Said parcel contains 0.52 acres, more or less.

GRANTEES' ADDRESS:

128 Hinds Street
Pelham, Alabama 35124

Inst # 1994-17384

05/31/1994-17384
02:25 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCB 120.50

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 15th day of March, 19 94.

(SEAL) Bobby Hinds (SEAL)

(SEAL) Carrie Sue Hinds (SEAL)

(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 Bobby Hinds and wife, Carrie Sue Hinds

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

Given under my hand and official seal this 15 day of March A.D. 19 94

My Commission Expires
May 13, 1996

Frances Parrish
Notary Public

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