

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) _____

(Address) _____

This instrument was prepared by

(Name) Courtney Mason & Associates, PC

(Address) 100 Concourse Parkway, Suite 350, Birmingham, Alabama 35244

Form 1-1-27 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty Thousand and No/100ths (\$60,000.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, John J. Hill and wife, Susie J. Hill

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

John P. Kelly and Jerry Lucas, as Joint Tenants In Common

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit A

Subject to existing easements, current taxes, restrictions, setback lines and rights of way, if any, of record.

\$55,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Inst # 1994-17955

06/03/1994-17955
03:00 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 16.00

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 the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set our hands(s) and seal(s), this 1st day of June, 1994

(Seal) John J. Hill (Seal)
(Susie J. Hill) (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 John J. Hill and wife, Susie J. Hill 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 the conveyance they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 1st day of June, A. D., 1994

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95

Notary Public.

Inst # 1994-17955

Commence at the Northeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 28, Township 19 South, Range 1 East, Shelby County, Alabama; thence run South along the East boundary line of said 1/4 1/4 Section for a distance of 276.69 feet to the point of beginning; thence continue along last said course for 253.55 feet; thence turn an angle of 104 deg. 46 min. 53 sec. right and run a distance of 399.91 feet to the East right of way line of Shelby County Highway #55; thence turn an angle of 88 deg. 29 min. 07 sec. right and run along said road right of way line for 60.34 feet; thence turn an angle of 06 deg. 40 min. 35 sec. right and run along said road right of way line for 99.89 feet; thence turn an angle of 03 deg. 52 min. 15 sec. right and run along said road right of way line for 100.05 feet; thence turn an angle of 83 deg. 26 min. 08 sec. right and run 312.42 feet to the point of beginning; being situated in Shelby County, Alabama.

92 J.A. J.A.
JPK

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