

WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred, Fifty Eight Thousand and 00/100 Dollars (\$158,000.00) and other good and valuable consideration to the undersigned grantors, J. VANCE DAVIDSON and wife, KATHERINE W. DAVIDSON in hand paid by the grantee, IAN R. HUGHES the receipt whereof is hereby acknowledged the said J. VANCE DAVIDSON and wife, KATHERINE W. DAVIDSON do grant, bargain, sell and convey unto the said IAN R. HUGHES the following described real estate situated in Shelby County, Alabama, to-wit:

See attached exhibit "A" for legal description

One Hundred Thousand and 00/100 Dollars (\$100,000.00) of the above consideration is paid by a purchase money mortgage which is filed simultaneously herewith.

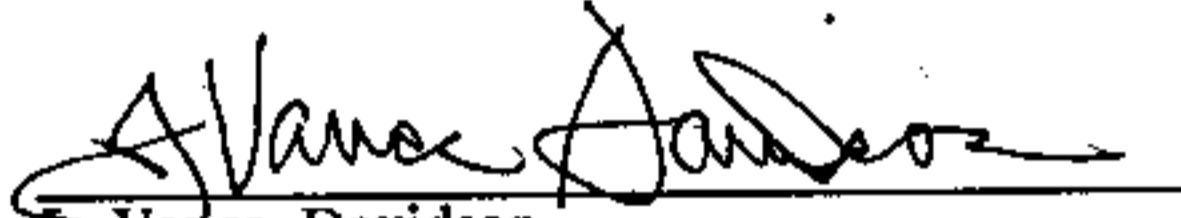
Inst * 1994-18880

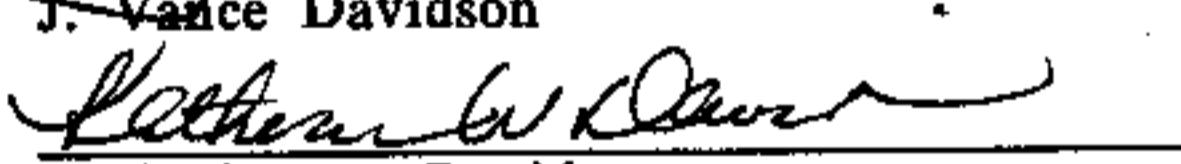
TO HAVE AND TO HOLD, to the said grantee, IAN R. HUGHES and his assigns forever.

And we do, for ourselves and for our heirs, executors and administrators covenant with the said grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 12th day of April, 1994.

WITNESS:


J. Vance Davidson


Katherine W. Davidson

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that J. VANCE DAVIDSON and wife, KATHERINE W. DAVIDSON whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, 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 seal this the 12th day of April, 1994.


Notary Public

Inst * 1994-18880

This instrument was prepared by:
F. Wayne Keith
229 Lorna Square
Birmingham, Alabama 35216

SEND TAX NOTICE TO:
Ian R. Hughes
4005 Cross Grove Circle
Birmingham, Alabama 35242

06/13/1994-18880
01:27 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 69.00

EXHIBIT "A"

Lot 18, according to the Survey of Little Ridge Estates, as recorded in Map Book 9, Page 174 "A" and "B", in the Probate Office of Shelby County, Alabama.

ALSO a part of Lot 17, Little Ridge Estates, as recorded in Map Book 9 on Page 174 "A" and "B", in the Office of the Judge of Probate, Shelby County, Alabama. Said parcel being more particularly described as follows: Begin at the southeast corner of said Lot 17, and run northwesterly along the line between Lots 17 and 18 of said subdivision for a distance of 144.75 feet to a curve on the right-of-way of Cross Grove Circle having a central angle of 2 degrees 25 minutes 56 seconds and a radius of 329.79 feet; thence turn an interior counter clock-wise angle of 91 degrees 12 minutes 58 seconds to the chord of said curve and run along the arc of said curve for a distance of 14.00 feet to a point; thence run in a Southwesterly direction for a distance of 145.72 feet to the point of beginning.

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