

19500.00

No title search was done in the preparation of this deed.

Send tax notice to:  
Mark Hall  
1404 MONTEVALLO RD.  
ALABASTER, AL. 35007

This instrument prepared by:  
Stewart, Davis & Humphrey, P.C.  
1100 East Park Drive, Suite 104  
Birmingham, Alabama 35235

STATE OF ALABAMA  
JEFFERSON COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid to the undersigned, H & H Properties, Inc., an Alabama Corporation (hereinafter referred to as the "Grantor") by Mark Hall (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Inst # 1994-26861

08/30/1994-26861  
01:10 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 SNA 13.50

Lot 48, as shown on a Map entitled "Property Line Map, Siluria Hills" prepared by Joseph A. Miller, Reg. Civil Engineer, on October 5, 1965, as recorded in Map Book 5, Page 10 A & B, Judge of Probate of Shelby County, Alabama, and being more particularly described as follows: Begin at the intersection of the Easterly right of way line of Montevallo Road (Alabama Highway 119) and the Southwesterly right of way line of Louisville and Nashville Railroad, said right of way line as shown on the map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence Southeasterly along said right of way line of

Warranty land title

Louisville and Nashville Railroad and along the arc of a curve to the left, having a radius of 2236.0 feet for 24.29 feet to the end of said curve; thence tangent to said curve, run Southeasterly along said right of way line of Louisville and Nashville Railroad for 209.90 feet; thence 135 degrees 43 minutes right and run Westerly for 149.14 feet on the Easterly right of way line of Montevallo Road; thence Northerly along said right of way line of Montevallo Road and along the arc of a curve to the right, having a radius of 2839.93 feet for 164.62 feet to the point of beginning: being situated in Shelby County, Alabama.

**SUBJECT TO:**

1. Current ad valorem taxes.
2. Easements, restrictions, conditions and rights-of-way, if any, of record

TO HAVE AND TO HOLD unto the Grantee, his heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, his heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor, by its PRESIDENT/ OWNER,

\_\_\_\_\_, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 24TH day of AUGUST, 1994.

H & H Properties, Inc.

By: *Mark Hall*

Its PRESIDENT/OWNER

STATE OF ALABAMA )

SHELBY

COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MARK HALL, whose name as PRESIDENT of H & H Properties, Inc., a corporation, 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 the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 24TH day of AUGUST, 1994.

*Dawn P. Miller*  
MY COMMISSION EXPIRES JUNE 15, 1998

Notary Public

[NOTARIAL SEAL]

My Commission expires: \_\_\_\_\_

MY COMMISSION EXPIRES JUNE 15, 1998

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