

SEND TAX NOTICE TO:

(Name) Mr. Richard S. Hilner
2523 Blazing Star
 (Address) Pelham, Alabama 35124

This instrument was prepared by

(Name) Morris J. Princiotto, Jr.
3000 Riverchase Galleria, Ste. 490
 (Address) Birmingham, Alabama 35244

Form 1-1-27 Rev. 1-44

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED AND ELEVEN THOUSAND AND NO/100 (\$111,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, FURMAN YATES McCULLOUGH and MARY J. McCULLOUGH, Husband and Wife

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

RICHARD S. HILNER

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

Lot 26, according to the Survey of Chaparral, First Sector, Phase II, as recorded in Map Book 8, Page 114, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Property taxes for 1994 and subsequent years, not yet due & payable.
2. 35 ft. building setback line along Blazing Star Road and easement of varying width along rear lot line as shown on recorded map.
3. Restrictions appearing of record in Misc. Book 52, Page 760.
4. Easement & right of way granted Alabama Power Co. & South Central Bell Telephone Co. recorded in Deed Bk. 349, page 798.

Inst # 1994-29684

09/29/1994-29684
 10:32 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

\$88,800.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

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 28th day of September, 1994

(Seal)

Furman Yates McCullough (Seal)
 Furman Yates McCullough

(Seal)

Mary J. McCullough (Seal)
 Mary J. McCullough

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Furman Yates McCullough and Mary J. McCullough, Husband and Wife 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 28th day of September, A. D., 1994

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
 MY COMMISSION EXPIRES JAN. 5, 1995.
 BONDED THRU NOTARY PUBLIC UNDERWRITERS

Santhosh
 Notary Public