

Send Tax Notice to:
Ms. Frieda Hanson
113 Willow Ridge Drive
Indian Springs, AL 35124

This Instrument Prepared By:
Melinda M. Mathews, Esquire
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255

STATE OF ALABAMA
SHELBY COUNTY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations to the undersigned, **HAZEL I. HANSON** as Executor of the Estate of Horace B. Hanson, Jr., Deceased, and **HAZEL I. HANSON**, an unmarried woman (hereinafter referred to as the "Grantors"), in hand paid by **FRIEDA HANSON** (hereinafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto the said Grantee, an undivided fifty per cent (50%) interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3, according to the Willow Ridge Addition to Indian Springs, as recorded in Map Book 7, Page 76, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

This conveyance is made subject to the following:

1. 1995 ad valorem taxes, a lien but not yet due and payable.
2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to the said Grantee, and to Grantee's heirs, successors and assigns forever.

IN WITNESS WHEREOF, the said Grantors have hereto set their hands and seals on this the 3 day of Jan., 1995.

HAZEL I. HANSON (SEAL)
HAZEL I. HANSON, as Executor
of the Estate of Horace B. Hanson, Jr.,
Deceased.

HAZEL I. HANSON (SEAL)
HAZEL I. HANSON

Inst # 1995-00638

01/09/1995-00638
09:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 20.00

LR167588.2LR

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hazel I. Hanson, whose name as Executor of the Estate of Horace B. Hanson, Jr., Deceased, and as an individual, 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 said instrument, she, as such Executor and with full authority, executed the same voluntarily in her capacity as said Executor on the day the same bears date.

Given under my hand and official seal on this the 3 day of Jan, 1995.

Jackie L. Posey
NOTARY PUBLIC
My Commission Expires: 9-20-96.

Inst # 1995-00638

01/09/1995-00638
09:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 20.00