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This instrument was prepared by:

Send Tax Notice To:

Brobston Brobston, P.C.
304 North 18th Street
Bessemer, AL 35020

Terry E. Hall
P.O. Box 226
Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

That in consideration of TWENTY SEVEN THOUSAND AND 00/100 DOLLARS (\$27,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, or we, **DONALD L. EWING**, a single man and **RENEE L. EWING**, a single woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **TERRY E. HALL**, a married man (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of the Southwest Quarter of Section 20, Township 22 South, Range 2 West; run thence South 0 deg. 40 min. 41 sec. West along the west line of said Section 20 for 480.0 feet to the point of beginning; run thence South 89 deg. 26 min. 58 sec. East for 770.0 feet; run thence North 0 deg. 40 min. 41 sec. East for 68.62 feet; run thence South 86 deg. 56 min. 32 sec. East along the north margin of an existing chert access road for 540.9 feet; run thence South 04 deg. 31 min. 48 sec. West for 275.62 feet; run thence North 89 deg. 26 min. 58 sec. West for 1291.92 feet to the West line of said Section 20; run thence North 0 deg. 40 min. 41 sec. East along the West line of said Section 20 for 230.0 feet to the point of beginning. Said land being in the Southwest quarter of Section 20, Township 22 South, Range 2 West, Shelby County, Alabama.

Also, a non-exclusive easement for ingress and egress over the existing chert road leading from Shelby County Highway No. 63 to the above described property.

Exceptions:

1. Ad valorem taxes for the year 1995, which taxes are a lien, but not due or payable until October 1, 1995.
2. Easement to City of Calera for sewer, water and gas as recorded in Book 221, page 755.
3. Less and except any part of subject property lying within a roadway.

\$_____ of the consideration herein is secured by a purchase money mortgage.

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 said GRANTEE, his, her or 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 stated 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 GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 30 day of June, 1995.

Donald L. Ewing (SEAL)
Donald L. Ewing

Renee L. Ewing (SEAL)
Renee L. Ewing
07/07/1995 1779
10:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 WCD 12.00

Central State Bank

Inst # 1995-17779

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Donald L. Ewing, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 30 day of June, 1995.

Shanda Schwader
Notary Public

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Renee L. Ewing, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 26th day of June, 1995.

Frances Diane Kishler
Notary Public

My commission expires 3-10-97.

Inst # 1995-17779

07/07/1995-17779
10:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 12.00