

Prepared without benefit of survey. Title not examined by attorney who makes no certification as to legal description.

Send Tax Notice To:
Bob Evans Farms, Inc.
3776 South High Street
Columbus, Ohio 43207

This instrument was prepared by:
JAMES W. FUHRMEISTER
Griffin, Allison, May, Alvis & Fuhrmeister
P. O. Box 380275
Birmingham, AL 35238

Inst # 1995-20474

Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF **One Hundred Fifty-Eight Thousand Eight Hundred Fifty and no/100 Dollars (\$158,850.00)** to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Michael L. Hutchins, and wife, Angela M. Hutchins**, (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **Bob Evans Farms, Inc., an Ohio corporation**, (herein referred to as Grantees, whether one or more) in fee simple together with every contingent remainder and right of reversion, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 90-A, according to the Survey of Homestead, Third Sector, as recorded in Map Book 6, Page 118, in the Probate Office of Shelby County, Alabama.

- Subject to:
1. A 35 foot building line from Prairie Circle, a 15 foot public utility easement on the East side and Southwest corner, a 25 foot easement on the Southeast side, a 7.5 foot public utility easement in the Northwest corner and a irregular 30 foot easement on the Northwest side of subject property as shown by recorded plat.
 2. Right of Way to Alabama Power Company as recorded in Volume 301, Page 587.
 3. Restrictions as recorded in Misc. Volume 17, Page 704.
 4. Agreement with regards to underground residential utility distribution with Alabama Power Company as recorded in Misc. Volume 18, Page 657.

5. Restrictions in favor of Alabama Power Company as recorded in Misc. Volume 18, Page 664, in said Probate Office.
6. Title to all minerals of every kind and character, within and underlying the premises, together with mining rights and other rights, privileges and immunities relating thereto, as recorded in Volume 4, Page 376, in the said Probate Office.
7. All other existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee its heirs and assigns, forever in fee simple forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my 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 and seals, this 31st day of July, 1995.


MICHAEL L. HUTCHINS


ANGELA M. HUTCHINS

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MICHAEL L. HUTCHINS, and wife, ANGELA M. HUTCHINS, whose names 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 date the same bears date.

Given under my hand and official seal, this the 31st day of July, 1995.


Notary Public
My commission expires: 5/21/99

08/01/1995-20474
11:55 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 171.00

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