

This instrument was prepared by

(Name) Eugene Hearn
(Address) 5521 Timberhill Road, Birmingham, Al. 35242

I certify this to be a true and correct copy Catrina Lynn Schmidt
Probate Judge
Shelby County

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixteen thousand no and 100/100 Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Eugene Hearn, A UNMARRIED MAN

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

Jerry L. and Mary L. Hearn

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:
PARCEL "B"

A tract of land herein referred to as Parcel "B" which is situated in the Northeast quarter of Section 27, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Northeast corner of Lot 7, Block 2 of Cherokee Forest, First Sector as recorded in Map Book 5, Page 17, in the Office of the Judge of Probate in Shelby County, Alabama; thence go in an Easterly direction, along the projection of the Northerly line of said Lot 7, a distance of 250.00 feet (250 feet - dead); thence turn left 90 degrees 01 minutes 25 seconds (90 degrees - dead) and go in a Northerly direction a distance of 72.88 feet (73 feet - dead) to a found 1" crimped pipe; thence continue on the last described course a distance of 200.00 feet (200 feet - dead) to a set 1/2" rebar; thence turn right 90 degrees 04 minutes 31 seconds (90 degrees - dead) and go in an Easterly direction a distance of 216.65 feet to a set 1/2" rebar, said point being the Point of Beginning of the tract herein described; thence continue on the last described course a distance of 217.77 feet to a found 1" crimped pipe; thence turn right 89 degrees 54 minutes 229 seconds and go in a southerly direction a distance of 199.88 feet to a found crimped pipe; thence turn right 90 degrees 03 minutes 44 seconds and go in a Westerly direction a distance of 217.83 feet; thence turn right 89 degrees 57 minutes 23 seconds and go in a Northerly direction a distance of 200.00 feet to the Point of Beginning of the said Parcel "B". Said tract containing 1.00 acres, more or less. Said tract subject to any and all easements of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. **SEE ATTACHED EXHIBIT "A"**

And I (we) do, by 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, I (we) have hereunto set my (our) hand(s) and seal(s) this 3

day of May 1995 1995-12645
Eugene Hearn (SEAL)

05/15/1995-12645
11:14 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DO NOT SIGN

Paul Killoughly Witness (SEAL) Sherry Lee Witness (SEAL)

STATE OF Alabama
Shelby COUNTY }

General Acknowledgment

a Notary Public in and for said County,

I, Helen Martin
in said State, hereby certify that Eugene Hearn, A UNMARRIED MAN

whose name(s) was signed to the foregoing conveyance, and who is known to me, a Notary Public, to be the person or persons named therein, and that he (she) executed the same voluntarily on the day the same bears date.

Witness under my hand and official seal this 3 day of May A.D. 1995

Helen Martin
Notary Public
FEBRUARY 13, 1998

Inst # 1995-22702
08/18/1995-22702
09:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

EXHIBIT "A"

EUGENE HEARN IS THE SURVIVING GRANTEE OF DEED RECORDED IN VOLUME 265, PAGE 383, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THE OTHER GRANTEE, LOLA MAE HEARN, HAVING DIED ON OR ABOUT THE 11TH DAY OF NOVEMBER, 1992.

Inst # 1995-22702

08/18/1995-22702
09:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCB 12.00