

*5000.00

This Instrument Prepared By:
✓ Ferris S. Ritchey, III
1910 28th Avenue South
Birmingham, Alabama 35209

Send Tax Notice to:
Ricky C. Hines
635 Mountain Crest Road
Sterrett, AL 35147

STATUTORY WARRANTY DEED
STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations to the undersigned, RICKY C. HINES, an unmarried man, and SHERRI L. HINES, an unmarried woman, (hereinafter referred to as "Grantors"), in hand paid by RICKY C. HINES, (hereinafter referred to as "Grantee"), the receipt of which is hereby acknowledged, said Grantors do grant, bargain, sell and convey unto Grantee the following described real estate situated in Jefferson County, Alabama, to-wit:

Commence at the NE corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 29, Township 19 South, Range 1 West, SHELBY COUNTY, ALABAMA; thence Southerly along the East line of said Quarter Quarter 448.75 feet to the point of beginning of the property being described; thence continue along last described course 85.65 feet to a point on the North right of way line of Shelby County Highway No. 11; thence 55 deg. 48' right and Southwesterly along said right of way line 137.44 feet to a point in the centerline of Shelby County Highway No. 377; thence 107 deg. 54' right 156.17 feet to a point; thence 101 deg. 36' right 157.97 feet to the point of beginning, less and except prescriptive rights for highway No. 377; containing .385 acre.

(THIS DEED IS PREPARED WITHOUT THE BENEFIT OF A TITLE BINDER OR OTHER TITLE INFORMATION AND THE LEGAL DESCRIPTION WAS FURNISHED BY THE GRANTOR, RICKY C HINES.)

(THIS DEED WAS PREPARED PURSUANT TO FINAL JUDGMENT OF DIVORCE BETWEEN THE PARTIES IN CIVIL ACTION #DR95-1998- DATED June 21, 1995.)

TO HAVE AND TO HOLD, to the said Grantee, his heirs and assigns, forever.

And Grantors do, for themselves and for their heirs, executors and administrators, covenant with the said Grantee, his heirs and assigns, that the Grantors are lawfully seized in fee simple of said premises; that it is free from all liens and encumbrances, unless otherwise noted above, that Grantors have a good right to sell and convey the same as aforesaid, that Grantors will and their respective heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs, and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under them, but against none other.

IN WITNESS WHEREOF, the Grantors have hereunto set their respective hands and seals this 31st day of August, 1995.

Ricky C. Hines
RICKY C. HINES
Sherril L. Hines
SHERRI L. HINES

STATE OF ALABAMA)
JEFFERSON COUNTY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that RICKY C. HINES, an unmarried man, and SHERRI L. HINES, an unmarried woman, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me 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 the 31st day of August, 1995.

[Signature]
Notary Public
My Commission Expires: 3/24/97

Inst. # 1995-27575

10/02/1995-27575
10:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 13.50

Inst # 1995-27575