

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

5500.00
Send Tax Notice to:
Sherri L. Hines
P.O. Box 331
Chelsea, AL 35043

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 SHERRI L. 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:

PARCEL THREE (3) OF THE SURVEY BY JOSEPH CONN, ALABAMA REGISTERED NUMBER 9049, DATED THE 21ST DAY OF MAY, 1985, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commence at the S.W. corner of the S.E. $\frac{1}{4}$ of the S.E. $\frac{1}{4}$ of Section 29, Township 19 South, Range 1 West, SHELBY COUNTY, ALABAMA and run Easterly along the South line of said quarter-quarter a distance of 345.44' to the point of beginning of the property being described, Thence continue along last described course a distance of 97.50' to a point, Thence turn an angle of 88°-25'-51" to the left and run Northerly a distance of 446.97' to a point, Thence turn an angle of 91°-12'-03" to the left and run Westerly a distance of 97.50' to a point, Thence turn an angle of 88°-48'-04" to the left and run Southerly a distance of 447.60' to the point of beginning, containing 1.0 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, her heirs and assigns, forever.

And Grantors do, for themselves and for their heirs, executors and administrators, covenant with the said Grantee, her 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, her 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
Sherri 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. # 1995-27576

10/02/1995-27576
10:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 13.50

Inst # 1995-27576