

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME Calvin L. Spears, III

Nora Darnell Kilpatrick

28 E.T. Lane

ADDRESS P.O. Box 101464 B'ham, Al. 35210

Sterrett Al. 35147

WARRANTY DEED (Without Survivorship) Alabama Title Co., Inc.

BIRMINGHAM ALA

STATE OF ALABAMA }
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

\$ 8,700.00

That in consideration of the execution of a note and mortgage simultaneously herewith

to the undersigned grantor (whether one or more), in hand paid by the grantor herein, the receipt whereof is acknowledged, I or we, Charles A. Harding (a single man) & Charles DeWayne Harding (a single man)

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Nora Darnell Kilpatrick (a married woman)

(herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

The real estate and pre-1975 mobile home located at 28 E.T. Lane, Sterrett Al. more particularly described as follows:

From the N.E. corner of the N.W. 1/4, Sec. 24, T-18-S, R-1-E, run south along the east line of said 1/4-1/4 a distance of 484.26 ft., thence, right 69-42' a distance of 958.17 ft. to the point of beginning, thence, continue a distance of 160.00ft., thence, right 94-25'-30" a distance of 137.5 ft. along the R.O.W. line of Shelby County Road No. 25, thence, right 85-52'-25" a distance of 159.84 ft., thence, right 94-00'-55" a distance of 136.56 ft. to the point of beginning, such described plot being subject to a 30.00 foot wide easement along the north edge for the purpose of ingress and egress.

Inst # 1996-11599

04/09/1996-11599
01:37 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
OOB MCD 17.50

TO HAVE AND TO HOLD to the said grantees, 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 the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands(s) and seal(s), this 5th day of April, 1996

Charles A. Harding (Seal)
Charles A. Harding

Charles DeWayne Harding (Seal)
Charles DeWayne Harding

STATE OF ALABAMA }
SHELBY COUNTY

General Acknowledgment

I, a Notary Public in and for said County, in said State, hereby certify that Charles A. Harding & Charles DeWayne Harding 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 day the same bears date.

Given under my hand and official seal this 5th day of April, A. D. 1996

Notary Public
January 6, 1997

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