

This instrument was prepared by:

(Name) Massey & Stotser, P.C.

Send Tax Notice To: William D. Hunter

(Address) 1100 East Park Drive, Suite 301  
Birmingham, Alabama 35235

name

424 Adams Road

address

Leeds, Alabama 35094

WARRANTY DEED-

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWELVE THOUSAND AND NO/100-----

-----DOLLARS (\$12,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Carol Bailey Webster and husband, Tommy Webster

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

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

A part of the NW 1/4 - NW 1/4 of Section 18, Township 18, Range 1 East, more particularly described as follows:

Commence at the Southeast Corner of the above said NW 1/4 - NW 1/4 and in a Westerly direction along the south line of said 1/4-1/4 run a distance of 670.50 feet; thence turn an angle of 90° 27' 38" to the right for a distance of 401.80 feet to the POINT OF BEGINNING; thence continue along the last named course for a distance of 271.13 feet; thence turn an angle of 91° 30' to the left for a distance of 201.47 feet; thence turn an angle of 105° 17' 33" to the left for a distance of 201.55 feet; thence turn an angle of 46° 12' 28" to the left for a distance of 160.66 feet to the POINT OF BEGINNING. Situated in Shelby County, Alabama.

Subject to: (1) Taxes for the year 1996 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

\$67,983.76 of the purchase price is being paid by the proceeds of a first mortgage loan excuted and recorded simultaneously herewith.

08/07/1996-25383  
08:33 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 9.50

TO HAVE AND HOLD to the said grantee, 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 person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal (s), this 30th day of July, 19 96

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

Carol Bailey Webster

Carol Bailey Webster

Tommy Webster

Tommy Webster

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Lorrie A. Maples, a Notary Public in and for the said County, in said State, hereby certify that Carol Bailey Webster and husband, Tommy Webster

whose name(s) 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 hands and official seal this 30th day of July, A.D., 19 96

My Commission Expires: 9-13-99

Lorrie A. Maples

Notary Public