

This instrument was prepared by

HARRISON, CONWILL, HARRISON & JUSTICE
P. O. Box 557
Columbiana, Alabama 35051

GRANTEE'S ADDRESS:
Rodney Hamilton
508 Mildred Street
Columbiana, Al 35051

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and no/100

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Walter E. Moody, an unmarried man,

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

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

That certain lot in the City of Columbiana, Alabama, described as commencing at the point of intersection of the North line of College Avenue with the West line of Arlington Street, as now laid out, paved and used, and run thence in a Northerly direction along the West margin of Arlington Street, a distance of 163.5 feet; run thence South 72 deg. and 07 min. West a distance of 108.6 feet; run thence South 17 deg. and 30 min. East a distance of 31.1 feet; run thence South 72 deg. and 16 min. West a distance of 50 feet to the point of beginning of the lot herein described and conveyed; run thence South 72 deg. and 16 min. West a distance of 50 feet; run thence North 17 deg. and 30 min. West a distance of 145 feet; run thence North 72 deg. and 16 min. East a distance of 50 feet; run thence South 17 deg. and 30 min. East a distance of 145 feet to the point of beginning.

There is also conveyed herein to the grantee an easement across the lot contiguous and immediately East of the above described land, which said easement is described as follows: Commencing at the point of beginning of the above described lot and run thence North 17 deg. and 30 min. West a distance of 46.5 feet to the point of beginning of the easement herein described; run thence North 17 deg. 30 min. West a distance of 20 feet; run thence North 72 deg. 16 min. East a distance of 50 feet; run thence South 17 deg. 30 min. East a distance of 20 feet; run thence South 72 deg. 16 min. West a distance of 50 feet to the point of the easement herein described. Being a part of the East 1/2 of the NW 1/4 of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama.

THIS DEED IS GIVEN TO CORRECT THE ERRONEOUS DEFECT CONTAINED IN THAT CERTAIN DEED DATED JULY 12, 1995, RECORDED IN INSTRUMENT #1995-19015 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Inst # 1996-31277

09/20/1996-31277
03:22 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 REC 9.30

TO HAVE AND TO 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 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 16th
day of September, 1996.

(SEAL)

Walter E. Moody

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority
in said State, hereby certify that Walter E. Moody, an unmarried man,

a Notary Public in and for said County.

Whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of September

A.D. 1996

FIRST NATIONAL BANK OF COLUMBIANA
POST OFFICE BOX 977
COLUMBIANA, ALABAMA 35051

Judy R. Davis
Notary Public