

This instrument was prepared by
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ATTORNEY AT LAW
P.O. Box 119 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: DAN C. HORNKOHL
(Name)
327 Ridge Lane
(Address)
Shelby AL 35143

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTEEN THOUSAND and 00/100-----(\$17,000.00)-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

SHANNON ALLEN AND WIFE, SHEILA ALLEN

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

DAN C. HORNKOHL

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

Lot 9, according to the survey of Shoal Creek Highlands, First Sector, as recorded in Map Book 13, Page 39, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO:

Property taxes for 1997 and subsequent years.

Mineral and mining rights are not insured.

Permits to Alabama Power Company as recorded in Real Book 210, Page 424 and Real Book 210, Page 425 in Probate Office of Shelby County, Alabama.

Restrictions as recorded in Real Book 339, Page 410 in Probate Office.

Easement to Water Works Board of Montevallo as recorded in Deed Book 274, Page 666 in Probate Office.

10-foot utility easement across the West side of said lot as shown on recorded map of said subdivision.

Title to minerals underlying caption lands with mining rights and privileges belonging thereto as shown in deed recorded in Instrument #1996-14396.

PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE HEREIN ON EVEN DATE HERewith, IN FAVOR OF MERCHANTS & PLANTERS BANK, IN THE SUM OF \$13,500.00.

05/08/1997-14434
02:46 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCD 12.00

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 30th day of APRIL, 19 97

(Seal)

Shannon Allen

(Seal)

(Seal)

SHANNON ALLEN

(Seal)

SHEILA ALLEN

(Seal)

STATE OF ALABAMA
SHELBY

County }

General Acknowledgment

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that SHANNON ALLEN AND WIFE, SHEILA ALLEN

whose name(s) are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 30th day of APRIL, 19 97

My Commission Expires: 9/97

Notary Public

Inst # 1997-14434