

THIS INSTRUMENT PREPARED BY:
MAYNARD, COOPER & GALE, P.C.
1901 Sixth Avenue North
2400 AmSouth/Harbert Plaza
Birmingham, AL 35203

SEND TAX NOTICE TO:
WALTER L. HOWARD, JR.
6608 Remington Drive
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED THIRTEEN THOUSAND FIVE HUNDRED AND NO/100----- Dollars (\$ 213,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, MICHAEL R. HALLMAN and wife, KIM L. HALLMAN, (herein referred to as GRANTORS) do grant, bargain, sell and convey unto WALTER L. HOWARD, JR. AND WILEY B. HOWARD (herein referred to as GRANTEE) the following described real estate situated in SHELBY County, Alabama, to-wit:

Lot 36, according to the Survey of Quail Run, as recorded in Map Book 7, Page 22 A, B & C, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. All taxes due for the year 1997 and thereafter.
2. Restrictions appearing of record in Misc. Book 22, Page 638.
3. Agreement with Alabama Power company for Underground Residential Distribution as shown by instrument(s) recorded in Misc. Book 22, Page 834.
4. Terms, agreements and right of way to Alabama Power company, as recorded in Misc. Book 22, Page 841.
5. Easements and building line as shown on recorded map.
6. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 310, Page 572.
7. Notes as shown on recorded map.

\$ N/A of the total consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEE, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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.

Inst # 1997-17434

06/04/1997-17434
10:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCB 224.50

Inst # 1997-17434

IN WITNESS WHEREOF, we have hereunto set our hands and seals
this 5th day of May, 1997.

Michael R. Hallman
MICHAEL R. HALLMAN

Kim L. Hallman
KIM L. HALLMAN

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County,
in said State, hereby certify that MICHAEL R. HALLMAN and wife,
KIM L. HALLMAN, 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
May, 1997.

Heath H. Haste
NOTARY PUBLIC

My Commission Expires: (SEAL)
MY COMMISSION EXPIRES SEPT. 1ST, 1999

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