

**WARRANTY DEED**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of \$112,000.00 paid by Carol Sue Bunn, an Unmarried Woman, to Ronald E. Hawkins and wife Linda A. Hawkins (hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Carol Sue Bunn (hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying and being situated in Shelby County, Alabama, to-wit:

Lot 47, according to the Survey of Scottsdale, Third Addition, as recorded in Map Book 8, Page 123, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:** Taxes for the year 1997 and subsequent years, easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

Address of the property is: 1309 Michael Drive  
Alabaster, Alabama 35007

\$111,738.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said Grantee, its successors and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in its individual or corporate capacity, and the undersigned expressly limits its liability hereunder to the property now or hereafter held by it in the representative capacity named.

IN WITNESS WHEREOF, Ronald E. Hawkins Linda A. Hawkins has caused these presents to be executed in its name and on its behalf and in its capacity as Grantor, as aforesaid, on this the 23 day of MAY, 1997.

Ronald E. Hawkins  
Grantor

Linda A. Hawkins  
Grantor

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ronald E. Hawkins, and Linda A. Hawkins, whose names 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, he/she as such officer and with full authority, executed the same voluntarily.

Given under my hand and official seal this 23 day of MAY, 1997.

Kevin K. Hays  
Notary Public

Commission Expires: 11/15/00

**THIS INSTRUMENT PREPARED BY:**  
Kevin K. Hays, Attorney at Law  
200 Canyon Park Drive  
Pelham, Alabama 35124

**SEND TAX NOTICES TO:**  
Carol Sue Bunn  
1309 Michael Drive  
Alabaster, Alabama 35007

Inst. # 1997-22191

07/15/1997-22191  
07/15/1997 CERTIFIED  
10:30 AM CERTIFIED  
SHELBY COUNTY JUDGE 3, 50  
1001 NEL