

THIS INSTRUMENT PREPARED BY:
JAMES R. MONCUS, JR.
ATTORNEY AT LAW
1313 ALFORD AVENUE
BIRMINGHAM AL 35226

SEND TAX NOTICE TO:

Larry R. House
316 Bradberry Lane
Birmingham, AL 35242

Inst # 1997-26323

WARRANTY DEED

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Thirty-Eight Thousand Five Hundred and no/100 Dollars (\$117,000.00) to the undersigned grantor (whether one or more, in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

ROBERT S. HAMILTON AND WIFE, KATHY MAE HAMILTON

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey all his right, title and interest unto

LARRY R. HOUSE

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

Lot 40, according to the Survey of Cobblestone Square, as recorded in Map Book 16, Page 153, in the Probate Office of Shelby County, Alabama.

Less and Except the following:

Part of Lot 40 of Cobblestone Square Subdivision beginning at the Northeasterly corner of said Lot 40 for a point of beginning; thence run Southeasterly along the common lot line between Lots 39 and 40 of said Cobblestone Square for a distance of 16.29 feet; thence turn 145 degrees 19 minutes 39 seconds right and run Northwesterly for a distance of 17.02 feet to a point on Bradberry Lane for a distance of 9.97 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to ad valorem taxes for the current year and thereafter.

Subject to all easements, restrictions, and rights-of-way of record.

TO HAVE AND TO HOLD, the same unto the 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.

08/18/1997-26323
01:55 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 128.00

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 15th day of August, 1997.

Robert S. Hamilton

ROBERT S. HAMILTON

Kathy Mae Hamilton

KATHY MAE HAMILTON

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **ROBERT S. HAMILTON AND WIFE, KATHY MAE HAMILTON**, 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 seal this 15th day of August, 1997.

[Signature]

NOTARY PUBLIC

My Commission Expires: 2/23/2000

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