

SEND TAX NOTICE TO: Charles B. Hill

1084 * 1998-0084

THIS INSTRUMENT WAS PREPARED BY: MIKE T. ATCHISON, ATTORNEY AT LAW
POST OFFICE BOX 822
COLUMBIANA, ALABAMA 35051

STATUTORY WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in Consideration of Seventeen Thousand, Five Hundred (\$17,500.00) DOLLARS, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Stewart Abel and wife, Wanda S. Abel (herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto Charles B. Hill (herein referred to as grantee,) the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 101, according to the survey of Weatherly King's Crest, Sector 3, Phase 3, as recorded in Map Book 18, Page 38 A & B, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

SUBJECT TO THE FOLLOWING:

1. Taxes for 1998 and subsequent years.
2. Right of way recorded in Deed Book 127, page 434;
3. Reservation of easement recorded in Real Volume 189, Page 733;
4. Declaration of Protective covenants and restrictions recorded in Instrument #1994-6966, and Real Volume 189, Page 736;
5. 25-foot building set back line from Kings Crest Lane as shown on recorded map;
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Instrument #1995-01215, all as recorded in the Probate Office of Shelby County, Alabama.
7. Any other easements or restrictions of record.
8. Any encroachments, either known or unknown.

TO HAVE AND TO HOLD unto the said Grantees.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the
day of January, 1998.



Wanda S. Abel

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State hereby, certify that STEWART ABEL and wife, WANDA S. ABEL, 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 17th day of January, 1998.

Notary Public

My commission expires

10-16-2002

Inst # 1998-00881

01/09/1998-00981
03:07 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCP 26.00