



**JEFFERSON TITLE CORPORATION**  
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) Sandra J. Hughes

(Address) 2232 Cahaba Valley Drive  
Birmingham, Alabama 35242

**WARRANTY DEED**

**STATE OF ALABAMA**

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars & other good & valuable consideration (\$10.00)

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

Warren Hale and wife, Dawna W. Hale,

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

Spratlin Construction Company, Inc.,

**\$12,000.00 OF THE PURCHASE  
PRICE RECITED ABOVE WAS PAID  
FROM MORTGAGE LOAN CLOSED  
SIMULTANEOUSLY HEREWITH.**

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit: 2.48 acres more particu-

larly described in the following. Commencing at the Southeast Corner of the Northwest Quarter of the Northeast Quarter of Section 25, Township 20 South, Range 2 West, Shelby County, Alabama; thence North 2 degrees 09 minutes 00 seconds West along the East Boundary Line of said Quarter - Quarter Section for a distance of 473.49 feet for the POINT OF BEGINNING; thence continuing North along said line, a distance of 293.61 feet to the South right of way of a dirt road; thence South 59 degrees 07 minutes 00 seconds West along said right of way for a distance of 318.74 feet; thence South 62 degrees 41 minutes 00 seconds West along said right of way for a distance of 101.00 feet; thence South 2 degrees 09 minutes 00 seconds East a distance of 293.61 feet; thence North 59 degrees 58 minutes 29 seconds East, a distance of 419.59 feet to the POINT OF BEGINNING; said described tract containing 2.48 acres more or less.

Subject to taxes for 1998.

Subject to restrictions, covenants, building lines and easements of record.

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 16th

day of January, 19 98

[Signature] (SEAL) \_\_\_\_\_ (SEAL.)

[Signature] (SEAL) \_\_\_\_\_ (SEAL.)

\_\_\_\_\_ (SEAL.) \_\_\_\_\_ (SEAL.)

**STATE OF ALABAMA**

SHELBY COUNTY }

General Acknowledgment

I, \_\_\_\_\_ the undersigned, \_\_\_\_\_ a Notary Public in and for said County,  
in said State, hereby certify that Warren Hale and wife, Dawna W. Hale,

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

Given under my hand and official seal this 16th day of January A.D. 19 98

*My Commission Expires  
18 January 2000*

[Signature]  
Notary Public

Inst # 1998-03410

02/03/1998-03410  
08:42 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
9:50  
001 HCB