

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

BOBBIE F. HALLMARK
2501 BIRKSHIRE CIRCLE
BIRMINGHAM, AL 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of THREE HUNDRED TWENTY THREE THOUSAND and 00/100 DOLLARS (\$323,000.00) DOLLARS to the undersigned grantor, GARDNER BROTHERS HOMEBUILDERS, INC. a corporation, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto BOBBIE F. HALLMARK, AN UNMARRIED PERSON (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 3824, ACCORDING TO THE SURVEY OF BIRKSHIRE, 38TH ADDITION TO RIVERCHASE, AS RECORDED IN MAP BOOK 22, PAGE 140, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Taxes for the year beginning October 1, 1997 which constitutes a lien but are not yet due and payable until October 1, 1998.
2. 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, including but not limited to those as set out in volume 127, page 140.
3. Restrictions and covenants appearing of record in Misc. Volume 14, page 536; Misc. Volume 17, page 550; Misc. Volume 34, page 549; Real 159, page 111; Instrument No. 1997-09826; Instrument No. 1997-09547; and Instrument No. 1996-24956.
4. Right of way to Alabama Power Company in Volume 355, page 274.
5. Right of way to City of Hoover recorded in Real 93, page 577.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

04/03/1998-11803
09:10 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 334.00

IN WITNESS WHEREOF, the said GRANTOR, GARDNER BROTHERS HOMEBUILDERS, INC., by its PRESIDENT, GARRY GARDNER who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 2nd day of April, 1998.

GARDNER BROTHERS HOMEBUILDERS, INC.

By: 

GARRY GARDNER, PRESIDENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that GARRY GARDNER, whose name as PRESIDENT of GARDNER BROTHERS HOMEBUILDERS, INC., a corporation, is 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 2nd day of April, 1998.


Notary Public

My commission expires: 8/22/2000

Inst # 1998-11803

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