

1998-2011
Inst # 1501

Send tax notices to:

Hickory Construction Company, Inc.

3499 Independence Drive
Birmingham, AL 35203-3217

STATE OF ALABAMA)

SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred and No/100 (\$100.00) Dollars and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, VIRGINIA W. LESTER (herein referred to as Grantor), grant, bargain, sell and convey unto HICKORY CONSTRUCTION COMPANY, INC. (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

All that part of the South half of the North half of of North half of Northwest Quarter that lies West of the County Road in Section 7, Township 19 South, Range 1 West.

Also, all that part of the North half of the South half of North half of Northwest Quarter that lies West of the County Road in Section 7, Township 19 South, Range 1 West.

Except as follows:

1. Ad valorem taxes due and payable October 1, 1998, which are a lien, but not yet due or payable.
2. Rights of parties in possession.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
4. Any lien, or right to a line, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Taxes or special assessments which are not shown as existing liens by the public record.
6. Easements, or claims of easements, not shown by the public records.
7. Right of way granted Alabama Power Company recorded in Deed Book 124, Page 556 and Deed Book 134, Page 553.
8. Title to that portion of the property within the bounds of any roads or highways.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

07/24/1998-28113
08:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 12.00

And I do for myself, and for my heirs, executors, and administrators covenant with said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10th day of July, 1998.

Virginia W. Lester (Seal)
Virginia W. Lester

STATE OF ALABAMA)

SHELBY COUNTY)

I, Jay D. Anderson, a Notary Public in and for said County, in said State, hereby certify that Virginia W. Lester, a single woman, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of July, 1998.

Jay D. Anderson
Notary Public

My Commission expires: 1/9/2001

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