

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED
1500.00

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration to the undersigned, John J. Hinds and wife, Fanny Hinds herein referred to as Grantor, in hand paid by Gary Smith, a married man herein referred to as Grantee, the receipt of which is acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

From the Southeast corner of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama, proceed N 88 deg. 15' 25" W along the South boundary of said section 15 a distance of 1115.68 feet to a point; thence proceed N 00 deg. 10' W a distance of 57.05 feet to a point on the North right-of-way boundary of Shelby County highway #62 (R/W= 80 feet), being the POINT OF BEGINNING of herein described parcel of land; thence continue N 00 deg. 10' W a distance of 593.08 feet; thence proceed N 88 deg. 07' 38" W a distance of 568.51 feet to a point on the Southeasterly right-of-way boundary of Alabama Highway #25 (U. S. Highway #231), (right-of-way + 66 ft.), said point being on a curve in said highway; thence proceed S 40 deg. 12' 29" W for a chord distance of 145.08 feet to the point of ending of said curve; thence proceed S 42 deg. 02' 24" W along said highway right-of-way line a distance of 250.15 feet; thence proceed S 21 deg. 09' -42"E for a distance of 312.90 feet to a point on the North right-of-way line of said highway #62; thence proceed S 88 deg. 08' 37"E along said R/W line a distance of 718.52 feet to the POINT OF BEGINNING of herein described parcel of land, containing 10.0 acres.

Said parcel of land being located in the S1/2 of the SE1/4 of Section 15, Township 19S, R2 East, Shelby County, Alabama.
Title not examined by the Preparer.

Description from a survey by Martin Land Surveying dated July 6, 1998.

Description furnished by the Grantor.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever; it being the intention of the parties to this conveyance that the interest in fee simple shall pass to the heirs and assigns of the Grantee herein.

And the Grantors do for themselves and for their heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises; that they have a good right to sell and convey the same as aforesaid; that they will and their 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 except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the undersigned Grantors have hereunto set their hands and seals this the 8th day of July, 1998.

John J. Hinds
John J. Hinds

Fanny Hinds
Fanny Hinds

Inst # 1998-33455

08/27/1998-33455
09:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 11.50

STATE OF ALABAMA,
SHELBY COUNTY.

I, the undersigned authority, in and for said County, in said State, hereby certify that, John J. Hinds and wife, Fanny Hinds whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8th day of July 1998.

Janeth C. Henderson

NOTARY PUBLIC

My Commission Expires:

9/25/99

This document prepared by:

Gregory S. Graham

Attorney-at-Law

803 3rd St. S. W.

P. O. Drawer 307

Childersburg, Alabama 35044

Please Send Tax Notice To:

Gary Smith

Inst # 1998-33455

08/27/1998-33455
09:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
SHE SMA 11.50