

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Mae Ella Buie

(Address) P.O. Box 1835
Columbiana, Ala 35051

This instrument was prepared by
(Name) Mike T. Atchison, Attorney at Law

(Address) P. O. Box 822, Columbiana, AL 35051

Form 1-1-87 Rev. 1-96

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama # 1998-45436

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

11/16/1998-45436
12:23 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

That in consideration of FORTY THREE THOUSAND AND NO/100

001 CASH \$50

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

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

Mae Ella Buie

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A lot in the NW 1/4 of the NE 1/4 of Section 26, Township 21 South, Range 1 West, described as follows:
Commence at the NE corner of the NW 1/4 of the NE 1/4 of Section 26, Township 21 South, Range 1 West; thence run west along the North line of said Section a distance of 383.80 feet; thence turn an angle of 95 deg. 34 min. to the left and run a distance of 382.12 feet to a point on the SW right of way line of the L & N Railroad and the point of beginning; thence turn an angle of 26 deg. 00 min. to the left and run along said right of way a distance of 68 feet; thence turn an angle of 72 deg. 05 min. to the right and run a distance of 111.30 feet to the Northeastery right of way of Depot Street; thence turn an angle of 85 deg. 01 min. to the right and run along said right of way a distance of 68.00 feet; thence turn and angle of 95 deg. 16 min. to the right and run a distance of 138.13 feet to the point of beginning; being situated in the NW 1/4 of the NE 1/4 of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama.

Subject to taxes for 1999 and subsequent years, easements, restrictions, rights of way, and permits of record.

The above recited purchase price was paid from a mortgage recorded simultaneously herewith.

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 the said GRANTEE, 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 noted 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hands(s) and seal(s), this 13th day of November, 1998.

(Seal)

Ernest Hughes (Seal)
Ernest Hughes

(Seal)

Patricia Hughes (Seal)
Patricia Hughes

(Seal)

General Acknowledgment

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ernest Hughes and Patricia Hughes 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 13th day of November, A. D., 1998

[Signature of Notary Public]

Notary Public.

My Commission Expires: 10/16/2000