

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

LINDA R. HALE
404 HILLSBORO LANE
HELENA, AL 35080

Inst # 1999-00806

STATE OF ALABAMA)

COUNTY OF SHELBY)

01/07/1999-00806
09:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 41.00

WARRANTY DEED

Know All Men by These Presents: That in consideration of EIGHTY THOUSAND and 00/100 (\$80,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, DIANE L. WILDER (TATUM) and HUSBAND, SILAS M. TATUM, JR. (herein referred to as GRANTORS) do grant, bargain, sell and convey unto LINDA R. HALE, 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 4-A, ACCORDING TO THE SURVEY OF BRECKENRIDGE PARK, ROYAL RIDGE SECTOR, AS RECORDED IN MAP BOOK 23 PAGE 96 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

DIANE L. WILDER AND DIANE L. WILDER TATUM IS ONE AND THE SAME PERSON

SUBJECT TO:

1. TAXES FOR YEAR BEGINNING OCTOBER 1, 1998 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 1999.
2. BUILDING SETBACK LINE OF 25 FEET RESERVED FROM HILLSBORO LANE AND 20 FEET RESERVED FROM THE REAR OF LOT AS SHOWN BY PLAT.
3. EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING AN EASEMENT ALONG THE EASTERLY SIDE.
4. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN REAL 45 PAGE 774 IN PROBATE OFFICE.
5. RIGHT(S)-OF-WAY(S) GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN REAL 37 PAGE 233 IN PROBATE OFFICE.
6. EASEMENT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT RECORDED IN REAL 120 PAGE 497 AND REAL 14 PAGE 473 IN PROBATE OFFICE.
7. AGREEMENT WITH ALABAMA POWER COMPANY AS TO UNDERGROUND CABLES RECORDED IN REAL 70 PAGE 253; REAL 69 PAGE 447 AND COVENANTS PERTAINING THERETO RECORDED IN REAL 69 PAGE 450 IN PROBATE OFFICE.
8. RIGHTS OF OWNERS OF PROPERTY ADJOINING PROPERTY IN AND TO THE JOINT OR COMMON RIGHTS IN BUILDING SITUATED ON SAID LOTS, SUCH RIGHTS INCLUDE BUT ARE NOT LIMITED TO ROOF, FOUNDATION, PARTY WALLS, WALKWAY AND ENTRANCE.

\$50,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, 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 GRANTEES, 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 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, DIANE L. WILDER (TATUM) and HUSBAND, SILAS M. TATUM, JR., have hereunto set his, her or their signature(s) and seal(s), this the 22nd day of December, 1998.


DIANE L. WILDER (TATUM)


SILAS M. TATUM, JR.

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that DIANE L. WILDER (TATUM) and HUSBAND, SILAS M. TATUM, JR., whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 22ND day of DECEMBER, 1998.


Notary Public

My commission expires: 9-29-02

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