

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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

(Name) Paula Hanner

(Address)

This instrument was prepared by

Name) Michael T. Atchison, Attorney at Law

Address) P.O. Box 822 Columbiana, Al. 35051

Form 1-1-97 Rev. 1-94

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty Five Thousand and no/100

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

Randy Leon Trice, a married man

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

Paula Hanner

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

Lots numbered 461 and 462, fronting 100 feet on the North side of Gardner Street and running back to an alley 142 feet, according to Dare's plat of Calera, said property situated in the Town of Calera, and is bounded on the West by the residence of Mrs. John Booker, being the same property conveyed by D. B. Lyons to Ruth Lyons by deed recorded in Volume 107, Page 415 in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

Inst # 1999-08139

02/26/1999-08139
02:10 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
POL HWS 9.50

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 GRANTEES, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 19

February 19 99 day of

(Seal)

(Seal)

(Seal)

Randy Leon Trice (Seal)
Randy Leon Trice

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Randy Leon Trice 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of Feb February 19 99 A. D.

My Commission Expires February 12, 2000

Rachel Tate

Notary Public