

SEND TAX NOTICE TO:
EDWARD BYNUM
ANNA M. BYNUM
305 HIGHWAY 443
WILSONVILLE, AL 35186

This instrument was prepared by:
Patrick E. Martin, P. C.
2098 Columbia Road, Suite 2000
Birmingham, Alabama 35216

WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY) **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of THIRTY-FIVE THOUSAND and No/100's (\$35,000.00) DOLLARS to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, WILLIAM J. HUGHES and wife, SANDRA L. HUGHES (hereinafter grantors), do grant, bargain, sell and convey unto EDWARD BYNUM and ANNA M. BYNUM, (hereinafter grantees) as joint tenants with right of survivorship, all of our right, title and interest in the following described real estate, situated in ~~JEFFERSON~~ COUNTY, ALABAMA:
SHELBY

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

\$33,250.00 of the above referenced consideration is from a purchase money first mortgage.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said GRANTEES, their heirs and assigns, forever. And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seals this 31st day of August, 1999.

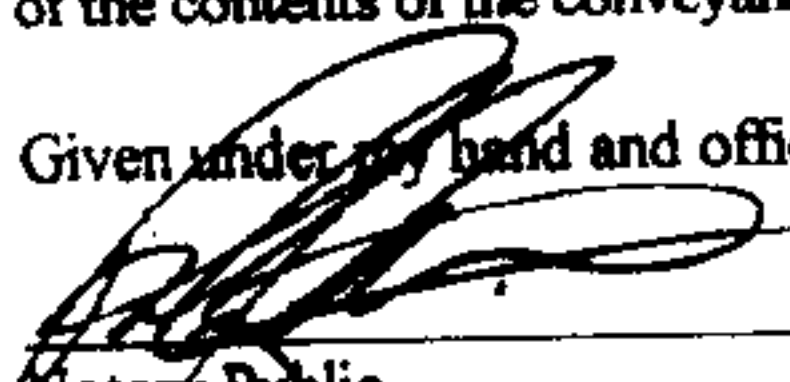

WILLIAM J. HUGHES


SANDRA L. HUGHES

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM J. HUGHES and SANDRA L. 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 31st day of August, 1999.


Notary Public

Commission Expires: 02-24-2003

Inst # 1999-42529
10/13/1999-42529
01:05 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MHS 13.00

Exhibit "A" Legal Description

A parcel of land in the Southwest quarter of the Northwest quarter of Section 26, Township 20 South, Range 1 East, being a part of the same land described in a deed to William J. and Sandra L. Hughes, recorded in Real Book 42 at page 498, of the Real Property Records of Shelby County, Alabama. Said parcel of land being more particularly described as follows:

Commencing at the West quarter corner of said Section 26;

Thence South 89° 58' 49" East along the South line of the Northwest quarter of said Section 26, a distance of 1138.50 feet to a point;

Thence North 00° 00' 04" a distance of 33.09 feet to a half inch open end pipe found at the intersection of the West edge of a perspective easement of County Highway No. 443 and the property line between Hughes and Dewberry, at the point of beginning;

Thence North 03° 58' 01" West along the West edge of said Highway easement, a distance of 164.08 feet to a half inch rebar set, with a cap stamped "Wheeler CA 0502";

Thence North 82° 19' 44" West a distance of 195.22 feet to a half inch rebar set, with a cap stamped "Wheeler CA 0502", in a fence;

Thence South 04° 23' 38" West along said fence, a distance of 187.08 feet to a half inch rebar set with a cap stamped "Wheeler CA 0502", on the property line between Hughes and Dewberry;

Thence South 89° 03' 39" East a distance of 222.01 feet to the point of beginning.

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