

5705

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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Attorneys at Law
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SEND TAX NOTICE TO:

PATRICIA BURBANK
27 HICKS DR
HELENA, AL 35080

STATE OF ALABAMA)

COUNTY OF SHELBY)

Inst # 2001-09525

03/16/2001-09525
11:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 22.50

WARRANTY DEED

Know All Men by These Presents: That in consideration of EIGHTY FIVE THOUSAND and 00/100 (\$85,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, BENNY B. HICKS and LINDA E. HICKS, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto PATRICIA BURBANK, A SINGLE PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 4 WEST, THENCE RUN SOUTH 89 DEGREES 56 MINUTES 30 SECONDS WEST ALONG THE NORTH LINE OF SAID 1/4-1/4, A DISTANCE OF 698.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 56 MINUTES 30 SECONDS WEST A DISTANCE OF 638.43 FEET TO THE NORTHWEST CORNER OF SAID 1/4-1/4; THENCE RUN SOUTH 68 DEGREES 08 MINUTES 58 SECONDS EAST A DISTANCE OF 602.41 FEET; THENCE RUN NORTH 0 DEGREES 11 MINUTES 45 SECONDS WEST A DISTANCE OF 194.78 FEET; THENCE RUN NORTH 89 DEGREES 56 MINUTES 30 SECONDS EAST A DISTANCE OF 80.00 FEET; THENCE RUN NORTH 0 DEGREES 03 MINUTES 30 SECONDS WEST A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.

ALSO: A 30 FOOT EASEMENT FOR INGRESS AND EGRESS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 4 WEST, THENCE RUN SOUTH 89 DEGREES 56 MINUTES 30 SECONDS WEST ALONG THE NORTH LINE OF SAID 1/4-1/4, A DISTANCE OF 461.46 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 13 DEGREES 11 MINUTES 01 SECONDS EAST A DISTANCE OF 180.67 FEET; THENCE RUN SOUTH 16 DEGREES 08 MINUTES 54 SECONDS EAST A DISTANCE OF 226.76 FEET TO A POINT ON THE NORTH LINE OF SHELBY COUNTY ROAD NO. 13; THENCE RUN NORTH 68 DEGREES 08 MINUTES 58 SECONDS WEST A DISTANCE OF 38.07 FEET; THENCE RUN NORTH 16 DEGREES 08 MINUTES 57 SECONDS WEST A DISTANCE OF 204.00 FEET; THENCE RUN NORTH 13 DEGREES 11 MINUTES 01 SECONDS WEST A DISTANCE OF 188.54 FEET; THENCE RUN NORTH 89 DEGREES 56 MINUTES 30 SECONDS EAST A DISTANCE OF 30.80 FEET TO THE POINT OF BEGINNING.

ALSO: A 30 FOOT EASEMENT FOR INGRESS AND EGRESS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 4 WEST, THENCE RUN SOUTH 89 DEGREES 56 MINUTES 30 SECONDS WEST A DISTANCE OF 492.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 56 MINUTES 30 SECONDS WEST A DISTANCE OF 206.13 FEET; THENCE RUN SOUTH 0 DEGREES, 03 MINUTES 30 SECONDS EAST A DISTANCE OF 30.00 FEET; THENCE RUN NORTH 89 DEGREES 56 MINUTES 30 SECONDS EAST A DISTANCE OF 213.13 FEET; THENCE RUN NORTH 13 DEGREES 11 MINUTES 01 SECONDS WEST A DISTANCE OF 30.80 FEET TO THE POINT OF BEGINNING.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2000 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2001.
2. EASEMENTS RECORDED IN DEED BOOK 337, PAGE 806.
3. RIGHT OF WAY GRANTED TO THE CITY OF HELENA AS RECORDED IN INSTRUMENT #1996-1587 AND INSTRUMENT #1996-16453.
4. RIGHTS OF OTHERS IN AND TO THE USE OF THE EASEMENTS INSURED HEREIN.

\$76,500.00 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, BENNY B. HICKS and LINDA E. HICKS, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 26th day of February, 2001.


BENNY B. HICKS


LINDA E. HICKS

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that BENNY B. HICKS, LINDA E. HICKS 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 26th day of February, 2001.

Notary

My commission expires: 9-29-01


SHELBY COUNTY JUDGE OF PROBATE
002 MEL 22.50