

This Instrument was prepared by:

THIS DEED PREPARED WITHOUT BENEFIT OF TITLE INFORMATION Send Tax Notice to:
(Name) Mickey L. Johnson Michael B. Dunaway
(Address) P.O. Box 430 Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA,

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of

NINETY-FIVE THOUSAND DOLLARS (\$95,000.00)

to the undersigned grantor or grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, the undersigned

Carrie Sue Hinds and husband, Bobby Hinds

(herein referred to as grantors) do grant, bargain, sell and convey unto

Michael B. Dunaway

(hereinafter called Grantees), the following described real estate, situated in Shelby County, Alabama, to wit:

From the Northwest corner of Section 25, Township 20 South, Range 3 West run East along the North boundary of said Section 25 for a distance of 975.12 feet to a point on the East right of way of U.S. 31 Highway for the point of beginning of the land herein described; thence turn an angle of 73 degree 04 minutes to the right and run along East right of way of U.S. 31 Highway for a distance 207.59 feet; thence turn an angle of 73 degrees 04 minutes to the left and run for a distance of 368.85 feet; thence turn an angle of 106 degrees 52 minutes to the left and run for a distance of 217.8 feet; thence turn an angle of 73 degrees 08 minutes to the left and run a distance of 369.13 feet to a point on the East side right of way of U.S. 31 Highway thence turn an angle of 106 degrees 56 minutes to the left and run along the East right of way of U.S. Highway for a distance of 10.21 feet to the point of beginning. This land being a part of the SW $\frac{1}{4}$ of Section 24, Township 20 South Range 3 West, and a part of the NW $\frac{1}{4}$ of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, and containing 1.84 acres, more or less.

Subject to current taxes, easements, restrictions, mineral and mining rights and rights of way of record.

* Ninety Thousand Dollars (\$90,000.00) of the purchase price recited above was paid by a mortgage executed simultaneously herewith.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTORS OR THEIR SPOUSES, NOR THE HOMESTEAD OF THE GRANTEE OR HIS SPOUSE.

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, we have hereto set our hand(s) and seal(s) this 22 day of March, 2001.

WITNESS:

**STATE OF ALABAMA)
SHELBY COUNTY)**

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Carrie Sue Hinds and husband, Bobby Hinds, 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, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of March, 2001.

Angie E Barry
NOTARY PUBLIC
My Commission Expires: ~~April 24, 2001~~

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Feb 23, 2004
BONDED THRU NOTARY PUBLIC UNDERWRITERS