

WARRANTY DEED

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Jerry D. Hart
828 Riverchase Parkway W.
Birmingham, AL 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED AND NO/100 DOLLARS (\$100.00), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **ELIZABETH W. BLAIKIE HART AND HUSBAND, JERRY D. HART**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **JERRY D. HART** (herein referred to as Grantee) the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Lot 30, according to the Survey of Second Addition, Riverchase Country Club, as recorded in Map Book 7, Page 121, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, right of ways, limitations, if any, of record.

Subject to that certain mortgage to AmSouth Bank as recorded in Instrument #2000-20362.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are 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 Grantee, his heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seal, this 19th day of September, 2001.

Elizabeth W. Blaikie Hart
ELIZABETH W. BLAIKIE HART

Jerry D. Hart
JERRY D. HART

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **ELIZABETH W. BLAIKIE HART AND HUSBAND, JERRY D. HART**, 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 the 19th day of September, 2001.

Frank K. Bynum
Notary Public

My Commission Expires: 11/20/04

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Inst # 2001-41319

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09:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CH 11.50

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