


This instrument was prepared by:

(Name) William H. Halbrooks
(Address) #1 Independence Plaza, Suite 704
Birmingham, Alabama 35209

Send Tax Notice To: Doris B. Hatch
name
4817 Bridgewater Road
address
Birmingham, Alabama 35243

WARRANTY DEED-

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:


20030821000554230 Pg 1/1 40.50
Shelby Cnty Judge of Probate, AL
08/21/2003 14:03:00 FILED/CERTIFIED

That in consideration of One Hundred Eighteen Thousand and no/100-----(\$118,000.00) Dollars
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Kerry L. Nivens, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Doris B. Hatch and Royal Hatch, Jr.

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

Lot 77, according to the Survey of Brookhollow, First Sector, as recorded in
Map Book 17, Page 103, in the Probate Office of Shelby County, Alabama. Mineral
and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$ 88,500.00 of the purchase price recited above was
paid from a mortgage loan closed simultaneously herewith.


The property conveyed herein is not the homestead of Kerry L. Nivens
nor that of his spouse.

TO HAVE AND 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 person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal (s), this 15th
day of August, ~~19~~ 2003.

_____(Seal)
_____(Seal)
_____(Seal)

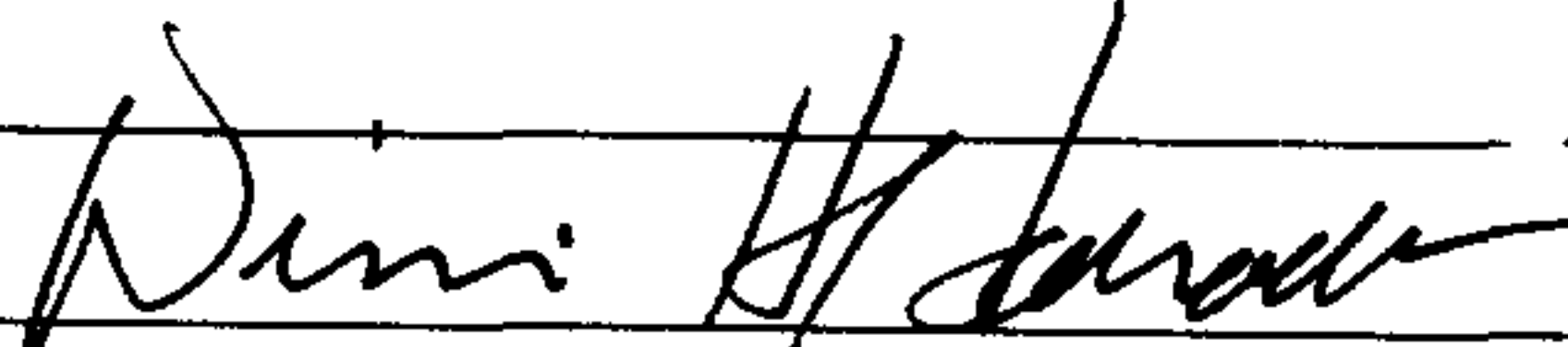

_____(Seal)
_____(Seal)
_____(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that
Kerry L. Nivens
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 hands and official seal this 15th day of August A.D., ~~19~~ 2003.



William H. Halbrooks Notary Public