

This instrument prepared by:  
Paul Ricky Kornis, Attorney at Law  
300 Corporate Parkway South, Suite 152  
Birmingham, Alabama 35242

Send Tax Notice To:  
Tanya Dille Hiers  
130 Ashford Lane  
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA }

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF Shelby}

That in consideration of the sum of **One Hundred Thirty Eight Thousand Five Hundred Dollars & 00/100 Dollars (\$138,500.00)** to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I/we,

**Anthony W. Oxendine & Clara F. Oxendine**

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

**Tanya Dille Hiers**

(herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 52, according to the Map and Survey of Second Addition to Ashford Heights, as recorded in Map Book 17, Page 29, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said GRANTEE, his, her or their heirs and assigns, forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, 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 and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, **Anthony W. Oxendine & Clara F. Oxendine**, have hereunto set his, her or their signature(s) and seal(s), this the **27th** day of **October, 2003**.

*\$134,345.00 Being paid by mortgage being filed simultaneously*

\_\_\_\_\_(Seal)

*Anthony W. Oxendine* \_\_\_\_\_(Seal)  
Anthony W. Oxendine

\_\_\_\_\_(Seal)

*Clara F. Oxendine* \_\_\_\_\_(Seal)  
Clara F. Oxendine

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

STATE OF ALABAMA }

COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Anthony W. Oxendine & Clara F. Oxendine** 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **27<sup>th</sup>** day of **October, 2003**.

*Paul Ricky Kornis* \_\_\_\_\_  
Notary Public

My Commission Expires: *10-9-05*

*Title Now*