

CONWILL & JUSTICE

P. O. Box 557
Columbiana, Alabama 35051

20040219000086990 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
02/19/2004 15:05:00 FILED/CERTIFIED

WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and clear title purposes

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Fanny Hinds, unmarried

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Virginia T. Beach

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Lot 11, Block 10, Map of Arkwright Survey, as recorded in Map Book
3, Page 5, in the Probate Office of Shelby County, Alabama.

Grantee's address:

945 Mockingbird Lane
Leeds, Alabama 35094

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 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 19th day of February, 20 04.

(SEAL) Fanny Hinds (SEAL)
Fanny Hinds

(SEAL) (SEAL)

(SEAL) (SEAL)

STATE OF Alabama

Shelby

COUNTY

General Acknowledgment

I, the undersigned authority,
in said State, hereby certify that Fanny Hinds

a Notary Public in and for said County,

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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of February, A.D. 20 04.

Notary Public