

Send Tax Notice To:
FRED T HAWKINS

20050201000048170 Pg 1/2 23.00
Shelby Cnty Judge of Probate, AL
02/01/2005 11:21:00 FILED/CERTIFIED

Fred T Hawkins
1111 Oak Grove Rd
Homewood, AL
35209

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

That in consideration of **FORTY FOUR THOUSAND and NO/00 (\$44,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

JAMES W WYATT, A man MAN
grant, bargain, sell and convey unto,

FRED T HAWKINS

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.

Situated in Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

This property constitutes no part of the homestead of the grantor.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

\$35,200.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 21ST day of January, 2005

James W. Wyatt
JAMES W WYATT

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that

JAMES W WYATT

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 21ST day of January, 2005

Notary Public

My Commission Expires: 10-16-08

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NW corner of Section 35, Township 24 North, Range 15 East, Shelby County, Alabama; thence South 36 degrees 09 minutes 13 seconds East 2235.65 feet; thence South 83 degrees 50 minutes 42 seconds East 72.60 feet; thence South 62 degrees 40 minutes 50 seconds East 95.17 feet; thence South 62 degrees 30 minutes 47 seconds East, 198.37 feet; thence South 71 degrees 37 minutes 07 seconds East, 87.41 feet; thence South 71 degrees 23 minutes 51 seconds East 99.79 feet to the northerly right of way of Ridge Road and being the point of beginning; thence along said right of way for the following 7 (seven) calls: (1) South 62 degrees 34 minutes 32 seconds East, 61.59 feet; (2) South 80 degrees 16 minutes 16 seconds East 33.17 feet; (3) South 77 degrees 12 minutes 16 seconds East 73.98 feet; (4) North 82 degrees 38 minutes 44 seconds East, 95.05 feet; (5) North 62 degrees 29 minutes 44 seconds East 9.50 feet; (6) North 20 degrees 17 minutes 20 seconds East 60.46 feet; (7) North 21 degrees 55 minutes 16 seconds West 171.95 feet; thence leaving said road North 84 degrees 30 minutes 16 seconds West 61.57 feet; thence North 84 degrees 30 minutes 16 seconds West 8.24 feet to the bank of Lay Lake; thence along said bank of Lay Lake South 25 degrees 04 minutes 49 seconds East 94.23 feet; thence continue along said bank South 00 degrees 32 minutes 54 seconds East 23.71 feet; thence continue along said bank North 68 degrees 52 minutes 10 seconds West 21.99 feet; thence continue along said bank North 52 degrees 15 minutes 23 seconds West 69.44 feet; thence continue along said bank North 55 degrees 22 minutes 38 seconds West 21.99 feet; thence leaving said bank of Lay Lake South 30 degrees 57 minutes 25 seconds West 170.53 feet to the point of beginning.

Situated in Shelby County, Alabama.