

20151016000362000
10/16/2015 09:45:38 AM
DEEDS 1/2

Send tax notice to:
LAIN AUSTIN MISKELLEY
117 BIG OAK DRIVE
MAYLENE, AL 35114

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2015642

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Sixty-Eight Thousand Five Hundred and 00/100 Dollars (\$268,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, ODIS F. HILL, JR. and AILEEN S. HILL, HUSBAND AND WIFE whose mailing address is: 1305 PINEWALK DR. WYOMING, WY, 82173 (hereinafter referred to as "Grantors") by LAIN AUSTIN MISKELLEY whose mailing address is: 117 BIG OAK DRIVE, MAYLENE, AL, 35114 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

A Parcel of land situated part in the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and part in the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 16, Township 21 South, Range 3 West, described as follows: Beginning at the Southwest corner of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 16, go North $89^{\circ} 34' 35''$ East along the South boundary of said $\frac{1}{4}$ $\frac{1}{4}$ section 144.30 feet; thence North $3^{\circ} 21' 10''$ East for 636.81 feet to the South boundary of Big Oak Drive; thence 2 courses along said boundary as follows: Go South $87^{\circ} 32'$ West for 148.25 feet; thence North $89^{\circ} 18' 10''$ West for 43.75 feet; thence South $6^{\circ} 12'$ West 635.16 feet to the South boundary of said $\frac{1}{4}$ $\frac{1}{4}$ section; thence North $89^{\circ} 34' 35''$ East along said boundary 79.01 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

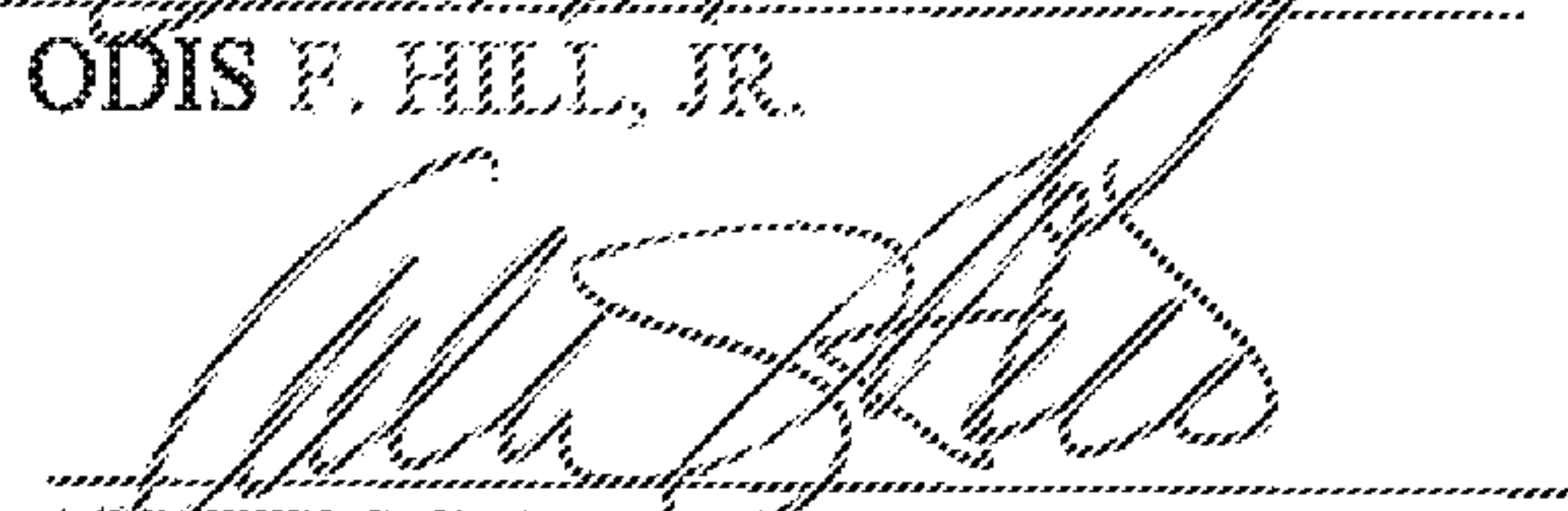
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. LESS AND EXCEPT ANY PART OF SUBJECT PROPERTY LYING WITHIN ANY ROAD RIGHT-OF-WAY.
3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES.

\$241,650.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they

are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

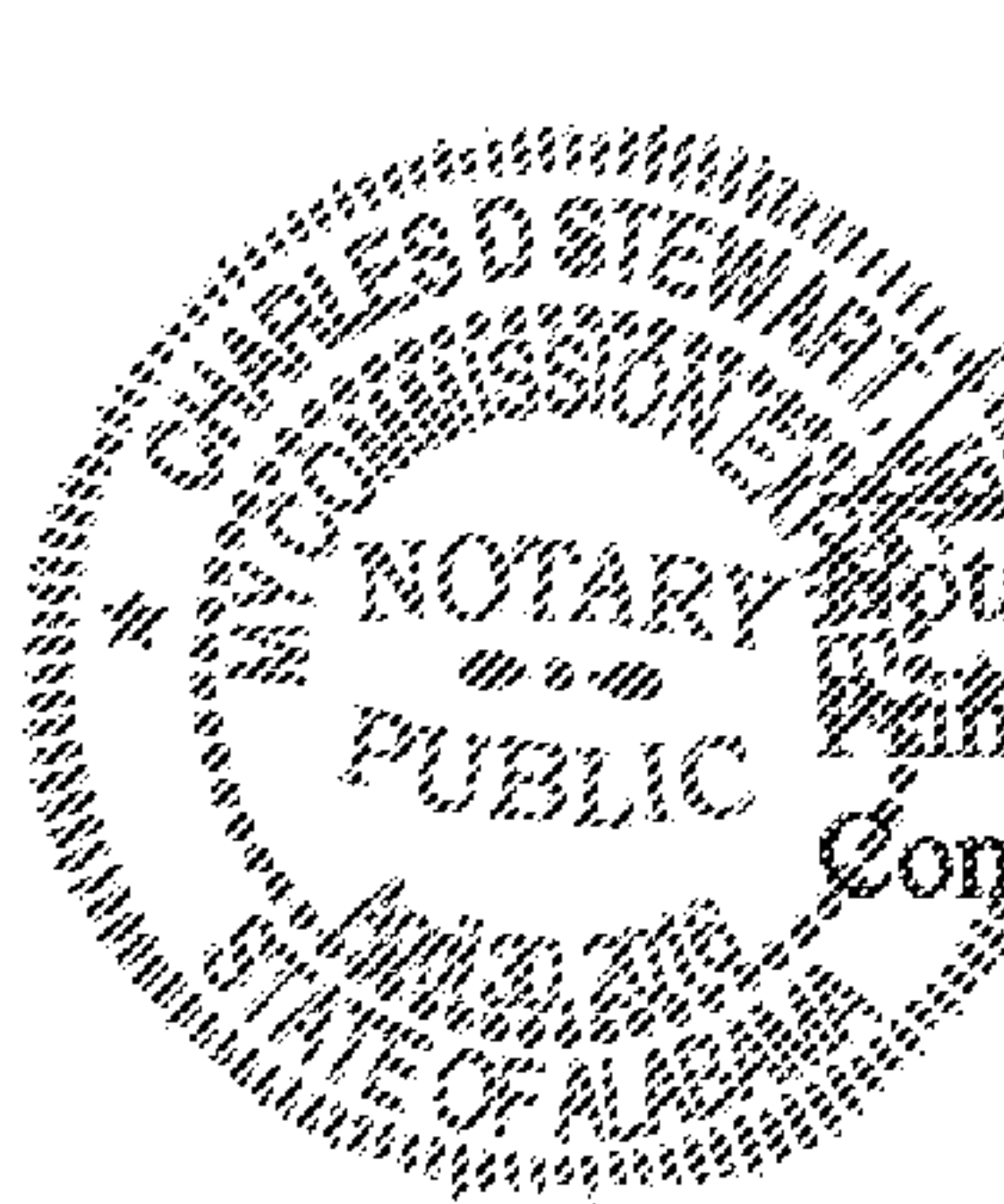
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 15th day of October, 2015.


ODIS F. HILL, JR.

AILEEN S. HILL

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ODIS F. HILL, JR. and AILEEN S. HILL whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of October, 2015.


NOTARY Public
Name: *Charles Stewart, Jr.*
Commission Expires: *4-30-16*



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/16/2015 09:45:38 AM
\$44.00 DEBBIE
20151016000362000

