

This form provided by

**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

This instrument was prepared by: **MIKE T. ATCHISON**  
P. O. Box 822  
Columbiana, AL 35051

Form 1-1-27 Rev. 4/99

**WARRANTY DEED** - Stewart Title Insurance Corporation of Houston, Texas

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Eighty Eight Thousand and no/100

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,  
Roland H. Henson and wife, Patricia P. Henson

(herein referred to as grantor, whether one or more), bargain, sell and convey unto  
Geoffrey E. Reeder

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

Lot 7, according to the survey of The Willows, Phase One, as recorded in Map  
Book 27, Page 62, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2001 and subsequent years, easements, restrictions, rights of  
way and permits of record.

\$169,200.00 of the above recited purchase price was paid from a mortgage recorded  
simultaneously herewith.

Inst # 2001-07242

03/02/2001-07242

09:24 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 RMB 30.00

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, 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 persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 28th

day of February, 2001.

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

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

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

STATE OF ALABAMA

SHELBY

COUNTY

Roland H. Henson (Seal)  
Roland H. Henson

Patricia P. Henson (Seal)  
Patricia P. Henson

General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Roland H. Henson  
and Patricia P. Henson, whose names are signed to the foregoing conveyance 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 28th day of February A.D., 2001.

Commission Expires: 10/16/04

Notary Public