

This instrument was prepared by:  
Michael T. Atchison, Attorney at Law, Inc.  
101 West College  
Columbiana, AL 35051

Send Tax Notice To: Hickman & Mims Investments, LLC  
~~31255 Highway 25~~ 12 Dusty Way  
~~Wilsonville, AL 35186~~  
Harpersville Ala 35078

Warranty Deed

20070222000080660 1/2 \$39.00  
Shelby Cnty Judge of Probate, AL  
02/22/2007 09:16:25AM FILED/CERT

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

That in consideration of One Hundred Five Thousand dollars and Zero cents (\$105,000.00) to the undersigned grantor, Rodger Hutto, a single man and Thomas R. Edwards, a married man, (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Hickman & Mims Investments, LLC (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to taxes for 2007 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$80,000.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

Constitutes no part of the homestead of the grantor or grantors spouse.

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, hereto set their signature and seal, this the 8th day of February, 2007.

Rodger Hutto  
RODGER HUTTO

Thomas R. Edwards  
THOMAS R. EDWARDS

STATE OF ALABAMA

}

COUNTY OF SHELBY

Shelby County, AL 02/22/2007  
State of Alabama  
Deed Tax: \$25.00

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that, Rodger Hutto and Thomas R. Edwards 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 same day bears date.

Given under my hand and official seal, this the 8<sup>th</sup> day of February, 2007.

Amanda Bailey  
Notary Public  
My Commission Expires: 10/16/08





20070222000080660 2/2 \$39.00  
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## EXHIBIT A

Start at the Northwest corner of the SE 1/4 of SW 1/4, Section 31, Township 20 South, Range 2 East, and run South 2 degrees 24 minutes West along West forty acre line 759 feet to point of beginning; thence turn an angle of 72 degrees 16 minutes to the left (along an old women wire fence) and run 268.28 feet to West right of way of Alabama Highway No. 25; thence turn an angle of 86 degrees 05 minutes to the left and run along said right of way 125.0 feet; thence turn an angle of 94 degrees 59 minutes to the left and run 315.0 feet; thence turn an angle of 106 degrees 40 minutes to the left and run 125.0 feet to point of beginning.

Being situated in the SE 1/4 of SW 1/4, Section 31, Township 20 South, Range 2 East, Shelby County, Alabama.