


SEND TAX NOTICE TO:  
Joseph L. Green  
3277 Highway 231  
Vincent, Alabama 35178

This instrument was prepared by  
Shannon E. Price, Esq.  
P. O. Box 19144  
Birmingham, AL 35219

  
20100512000148760 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
05/12/2010 08:36:33 AM FILED/CERT

**WARRANTY DEED**

STATE OF AL

Shelby COUNTY

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Sixty Five Thousand Seven Hundred Twenty dollars & no cents (\$65,720.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Mary A. Henry, an unmarried woman** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Joseph L. Green, a single man** (herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

**A PART OF THE NORTHEAST 1/4 OF SOUTHEAST 1/4 OF SECTION 26,  
TOWNSHIP 18 SOUTH, RANGE 2 EAST, DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE  
RIGHT OF WAY OF ALABAMA HIGHWAY NO. 25 WITH THE EAST  
LINE OF RIGHT OF WAY LINE OF THE NORTHEAST 1/4 OF  
SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 18 SOUTH, RANGE 2  
EAST; THENCE RUN NORTH ALONG SAID EAST LINE 90 FEET TO THE  
NORTHEAST CORNER THEREOF; THENCE WEST 50 FEET TO THE OLD  
COOSA VALLEY ROAD; THENCE IN A SOUTHWESTERLY DIRECTION  
ALONG SAID COOSA VALLEY ROAD 742 FEET; THENCE EAST 164  
FEET TO THE WEST RIGHT OF WAY OF SAID HIGHWAY; THENCE  
NORTHEASTERLY ALONG WEST LINE OF SAID HIGHWAY RIGHT OF  
WAY 630 FEET TO THE POINT OF BEGINNING.**

**SITUATED IN SHELBY COUNTY, ALABAMA.**

Subject to: (1) Taxes for the year 2010 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, conditions of record, if any. (3) Mineral and mining rights, if any.

\$67,061.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

1. Real estate taxes for the year 2010 and subsequent years, not yet due and payable.
2. Municipal improvements assessments, fire district dues and homeowners' association fees against subject property, if any.
3. Any ownership interest in any oil, gas, and minerals or any rights in connection herewith, and said oil, gas, and mineral interests, and all rights of entry, including the right to mine or extract such oil, gas and mineral interests.
4. Building lines, right of ways, easements, restrictions, reservations and conditions, if any.

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, Grantors have hereunto set his/her/their hand(s) and seal(s), this **May 7, 2010** .

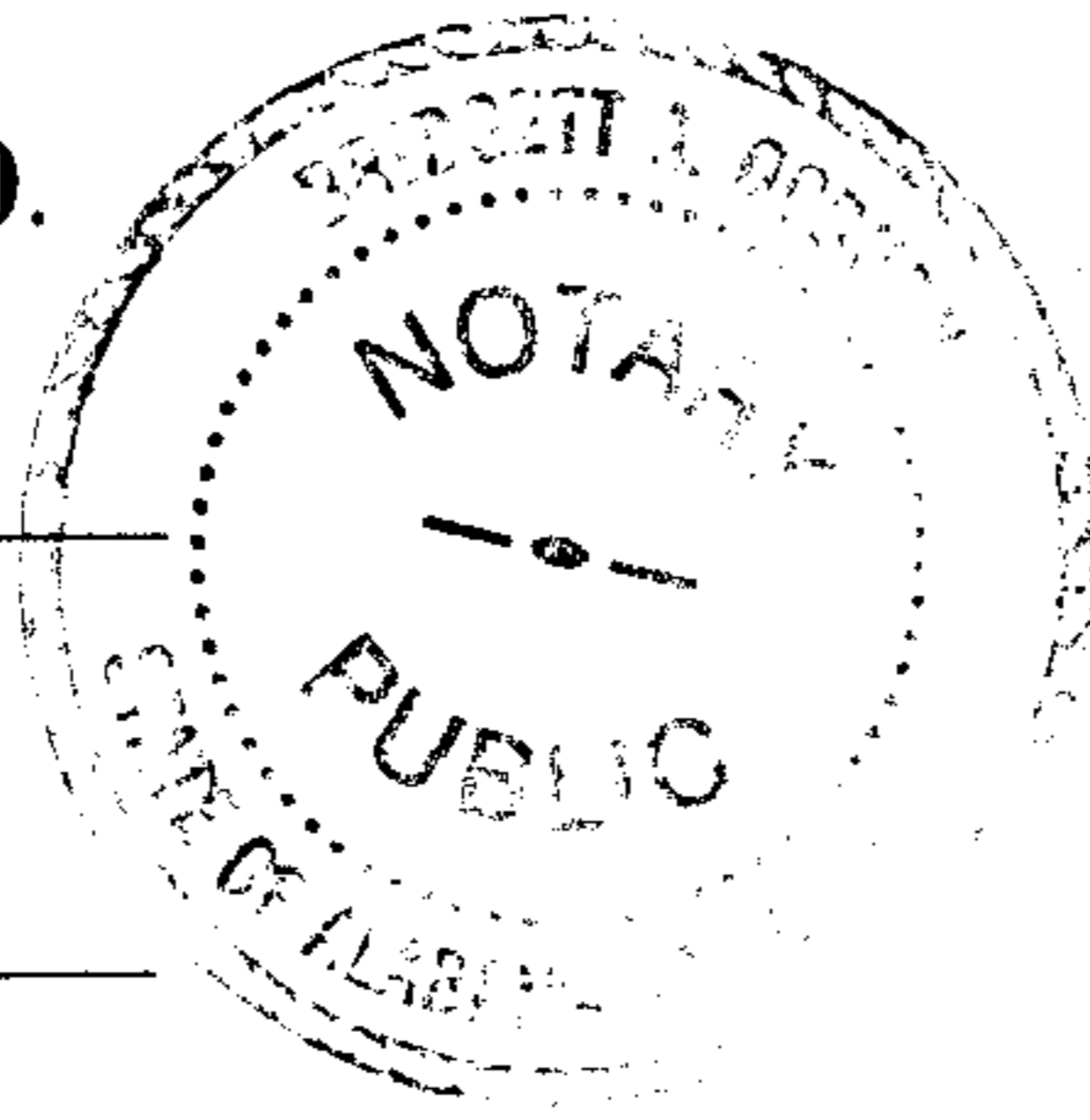
*Mary A. Henry* By: *Nicole Anderson Sparks*, *Attorney in fact*  
Mary A. Henry, By: Nicole Anderson Sparks, Attorney in  
Fact (Seal)

**STATE OF AL  
SHELBY COUNTY**

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **Mary A. Henry, an unmarried woman, whose name is signed by Nicole Anderson Sparks, as Attorney in Fact**, to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the conveyance, he (she), in his (her) capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal on **May 07, 2010**.

*[Signature]*  
Notary Public



My commission expires: 08-18-10



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