

This instrument was prepared by:
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P O Box 822
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Send Tax Notice to:
Robert Reuse
811 Mountain Branch Drive
Hoover, AL 35226

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SIXTY THOUSAND and NO/100 (\$60,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

JEFFREY L. HAMNER and TRACI L. HAMNER, husband and wife

grant, bargain, sell and convey unto,

ROBERT REUSE

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

See attached EXHIBIT A for Legal Description.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2011.
2. Any and all legal agreements, easements, rights of way, restrictions of record and/or limitations of records deeds, maps or other.

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 20 day of December, 2010.



JEFFREY L. HAMNER


TRACI L. HAMNER

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **JEFFREY L. HAMNER and wife, TRACI L. HAMNER** whose name is signed to the foregoing conveyance, and who is 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 20 day of December, 2010.


Notary Public
My Commission Expires: 4-29-2014



20101222000431220 1/2 \$75.00
Shelby Cnty Judge of Probate, AL
12/22/2010 02:16:51 PM FILED/CERT

EXHIBIT A LEGAL DESCRIPTION

All that part of the SE ¼ of the NW ¼ of Section 31, Township 20 South, Range 2 East, Shelby County, Alabama, lying Southwest of railroad right of way located on the property of Southern Electric Generating Company, as described in Real Book 289, Pages 398-400, in the Probate Office of Shelby County, Alabama, and also lying NW of Alabama State Highway #25.

LESS AND EXCEPT that portion owned by Southern Electric Generating Company as shown in deed recorded in Book 278, Pages 105-107, in Probate Office of Shelby County, Alabama.

LESS AND EXCEPT that portion owned by Nathan S. Stamps, as shown in deed recorded in Instrument #1996-03482, in Probate Office of Shelby County, Alabama.

Together with the right to use that certain 50-foot access easement, located in a portion of the South ½ of the Northwest ¼ of Section 31, Fractional Township 20 South, Range 2 East, and in a portion of the Southeast ¼ of the Northeast ¼ of Section 36, Township 20 South, Range 1 East, being more particularly described as follows:

Commence at the Southwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 31, Fractional Township 20 South, Range 02 East, marked by a found 1 1/4 inch solid iron; thence North 89°35'47" West a distance of 301.46 feet along the South line of the Southeast 1/4 of the Northeast 1/4 of Section 36, Township 20 South, Range 01 East to a point on the easterly right-of-way line of Shelby County Road #61-N. Main Street (having an 80 foot right-of-way), marked by a found 1 1/4 inch solid iron; thence North 02°24'27" West a distance of 52.03 feet along the easterly right-of-way line of said road to a point in the centerline of an existing gravel road; said point also being the **Point of Beginning** of a survey line used to describe the said strip of land, for access easement, hereinafter described; therefrom, the access easement is 50 feet in width and lies 20 feet southerly (right) and 30 feet northerly (left) of said survey line, and the continuations thereof, which begins at such point of beginning; thence continue along the centerline of said gravel road the following chord bearings and chord distances:

North 76°32'22" East a distance of 53.30 feet to a point;
North 68°52'51" East a distance of 150.88 feet to a point;
North 76°57'56" East a distance of 67.09 feet to a point;
North 89°40'02" East a distance of 93.46 feet to a point;
South 88°34'00" East a distance of 83.29 feet to a point;
South 79°02'47" East a distance of 72.71 feet to a point;
South 70°11'20" East a distance of 162.90 feet to a point;
South 81°43'52" East a distance of 38.19 feet to a point;
North 83°46'46" East a distance of 52.30 feet to a point;
North 89°01'02" East a distance of 60.54 feet to a point;
South 79°24'11" East a distance of 66.62 feet to a point;
South 78°21'26" East a distance of 50.33 feet to a point;
South 83°42'02" East a distance of 59.65 feet to a point;
South 79°20'07" East a distance of 67.18 feet to a point;
North 87°14'23" East a distance of 58.52 feet to a point;
North 86°07'34" East a distance of 71.15 feet to a point;
South 85°25'20" East a distance of 125.97 feet to a point;
North 79°42'27" East a distance of 102.85 feet to a point;
North 87°39'16" East a distance of 46.65 feet to a point;
South 81°43'37" East a distance of 100.45 feet to a point;
South 84°19'42" East a distance of 72.39 feet to a point;
South 85°49'46" East a distance of 71.80 feet to a point;
South 89°07'23" East a distance of 111.46 feet to a point;
South 84°58'40" East a distance of 53.71 feet

to a point, said point being the ending of said strip of land, for access easement herein described.

Said strip of land, for access easement, containing 2.18 acres, more or less.

All bearings based on Alabama State Plane West Zone Grid North.

Situated, lying, and being in Shelby County, Alabama.

