

This instrument was prepared by:

Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To:

Sanford D. Hatton, Jr. as
Trustee/Conservator for benefit of Dora
Faye Hughes,
P.O. Box 976
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Twenty Four Thousand dollars and Zero cents (\$24,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Alfred W. Rape (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Sanford D. Hatton, Jr. as Trustee/Conservator for benefit of Dora Faye Hughes, an incapacitated adult (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2011 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$0.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

TO HAVE AND 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 person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 30th day of June, 2011.

_____	(SEAL)	<u><i>Alfred W. Rape</i></u>	(SEAL)
		Alfred W. Rape	
_____	(SEAL)	_____	(SEAL)
_____	(SEAL)	_____	(SEAL)
		_____	(SEAL)

STATE OF ALABAMA

} General Acknowledgment


COUNTY SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Alfred W. Rape 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 he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of June, 2011.

My Commission Expires: 10-16-12

[Signature]
Notary Public


20110707000197460 1/2 \$39.00
Shelby Cnty Judge of Probate, AL
07/07/2011 03:50:43 PM FILED/CERT

Shelby County, AL 07/07/2011
State of Alabama
Deed Tax: \$24.00

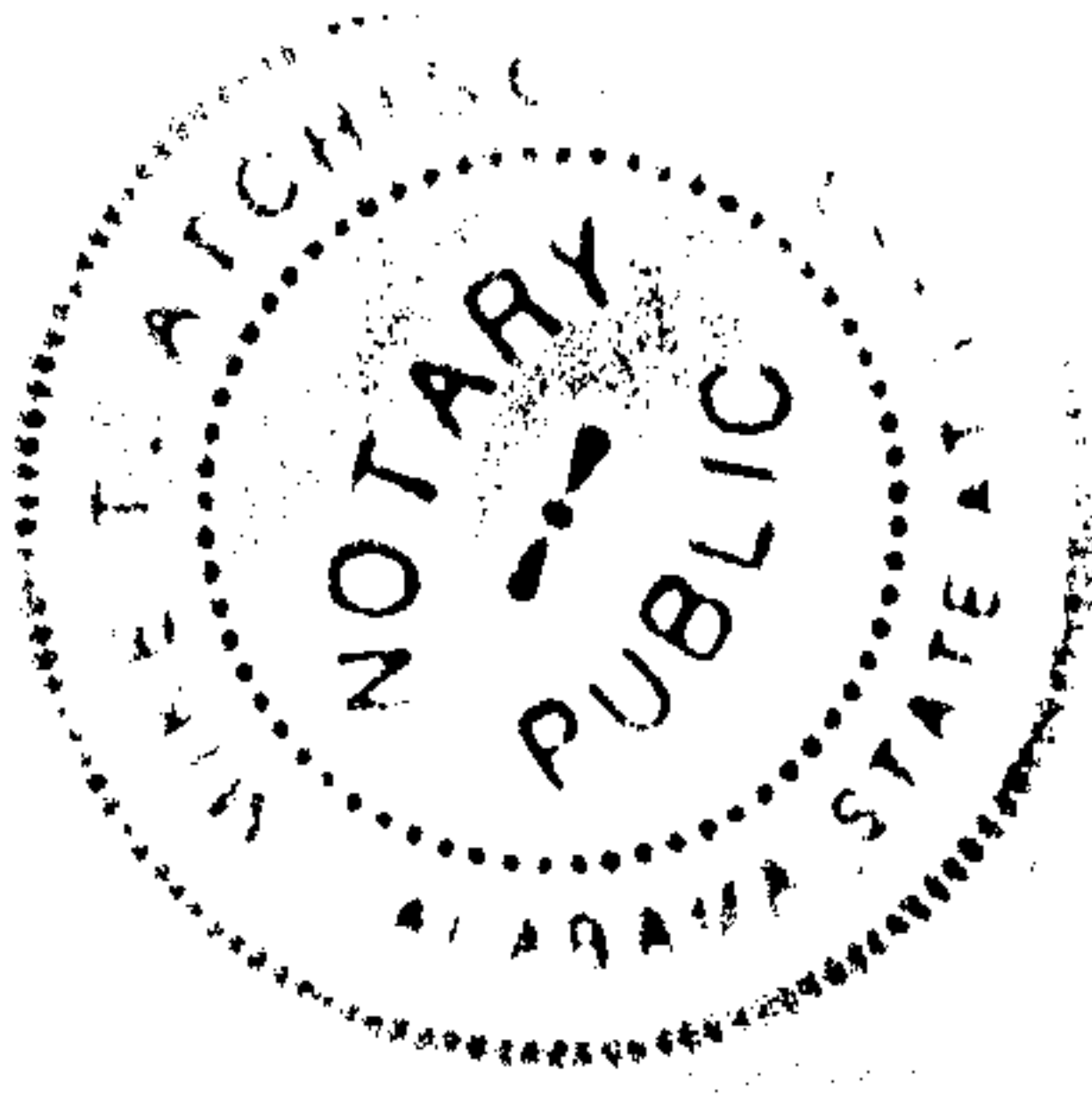


EXHIBIT A

All that part of Lot 11A, according to the Map of A resurvey of Lots 10 and 11 Mooney Estates as recorded in Map Book 12, page 92, in the Probate Office of Shelby County, Alabama, lying North of Mooney Road.

Subject to the right to maintain utility easements over and across the following described 20-foot easement, more particularly described as follows:

Commence at the NW corner of said Lot 11A and run North 89 degrees 24 minutes 10 seconds East along the North line of said Lot 11A for 16.97 feet to the point of beginning of a 20-foot easement lying 10 feet on either side of the following described centerline; thence run South 14 degrees 55 minutes 25 seconds East for 23.62 feet; thence run South 38 degrees 08 minutes 37 seconds East for 30.49 feet; thence run South 59 degrees 17 minutes 23 seconds East for 30.70 feet; thence run South 76 degrees 59 minutes 01 seconds East for 29.25 feet; thence run South 83 degrees 11 minutes 13 seconds East for 97.67 feet; thence run South 80 degrees 33 minutes 23 seconds East for 32.61 feet; thence run South 55 degrees 52 minutes 52 seconds East for 38.88 feet; thence run South 44 degrees 23 minutes 32 seconds East for 32.94 feet; thence run South 33 degrees 17 minutes 58 seconds East for 34.18 feet; thence run South 18 degrees 29 minutes 30 seconds East for 41.02 feet; thence run South 9 degrees 06 minutes 21 seconds East for 54.89 feet to a point in the centerline of Mooney Road and the end of said easement.

