

This instrument was prepared by

1009

(Name) Wallace, Ellis, Head &amp; Fowler

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE DOLLAR (\$1.00) and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, or we,

Carolyn Henson

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Roland Henson, P.O. Box 116, Childersburg, Alabama

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

The E½ of the NE¼ of the SE¼ of Section 17, Township 19, Range 2 East, Shelby County, Alabama.

ALSO: The grantors further grant to the grantees a perpetual easement 30 feet in width across the W½ of the NE¼ of the SE¼ of said Section 17, Township 19, Range 2 East, said easement being more particularly described as follows: Commence at the SW corner of the NE¼ of the SE¼ of Section 17, Township 19, Range 2 East; thence North along the West line of said ¼-¼ Section 500 feet more or less, to the point of intersection of said West line with the NE right-of-way line of Shelby County Highway #83 for the point of beginning; thence East parallel to the South line of said ¼-¼ to the West line of the E½ of the NE¼ of the SE¼ of said Section 17, Township 19, Range 2 East; thence run along said West line a distance of 30 feet to a point; thence run West parallel to the South line of said NE¼ of SE¼ to the East right-of-way line of Shelby County Highway #83; thence in a Northwesterly direction along said highway right-of-way line a distance of 30 feet to the point of beginning.

Block 1, Lot 11 in Pine Hills Subdivision, Vincent, Alabama, also, Lots 3 and 4 in Block F according to Crume's map of Vincent, Alabama, said lots being located in Section 14, Township 19, Range 2 East. Subject to protective covenants of Pine Hills Subdivision as recorded on map filed and recorded in Map Book 4, page 45 in the Office of Judge of Probate.

SEE REVERSE SIDE FOR ADDITIONAL DESCRIPTION OF LAND CONVEYED HEREBY

849  
PAGE 345  
BOOK 345  
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 GRANTEE, 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, I have hereunto set my hands(s) and seal(s), this 24th day of March, 1983

(Seal)

Carolyn Henson  
(Carolyn Henson)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carolyn Henson, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of

March

A. D. 1983

RETURN TO:

TO

# WARRANTY DEED

STATE OF ALABAMA,

County.

Judge of Probate

LAWYERS TITLE INSURANCE

CORPORATION

Title Insurance

BIRMINGHAM, ALA.

DEED TAX \$

CORD FEE \$

TOTAL \$

A part of the S½ of the S½ of Section 4, Township 18, South, Range 1 East, more particularly described as follows:

Tract # 1: Commence at the Northeast corner of the SE¼ of SW¼ of said Section 4; thence West along the North line of same a distance of 521.49 feet to center line of Big Branch and the point of beginning; thence continue along the last named course a distance of 285.97 feet; thence South 0 deg. 1 min. a distance of 196.42 feet; thence North 87 deg. 34 min. East a distance of 397.83 feet to center line of said Big Branch; thence North 9 deg. 28 min. East a distance of 14.63 feet; thence North 16 deg. 25 min. East a distance of 60.44 feet; thence North 45 deg. West a distance of 11.71 feet; thence North 21 deg. 08 min. West a distance of 47.17 feet; thence North 65 deg. 51 min. West a distance of 31.79 feet to the point of beginning. Containing 1.5 acres.

It is the intention of grantor, Carolyn Henson, to convey to grantee, Roland Henson, all property which she owns in Shelby County or in Talladega County, in which she has an interest, whether correctly described herein or not,

Grantee shall obtain title to and convey to grantor within thirty days Block 1, Lot 11, Pine Hills Subdivision, Vincent, Alabama, free and clear of any liens or mortgages.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1983 MAR 25 PM 2:24

Thomas A. Henderson  
JUDGE OF PROBATE

Deed TAX 5.00

Rec 3.00

Ind 1.00

9.00