

SHELBY COUNTY ABSTRACT & TITLE CO., INC.P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Renee' Henderson

(Address) 8085 Hwy 26
Columbiana AL 35051

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 35051

Form 1-1-27 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred and No/100 -----dollars

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

James E. Tucker a married man

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

Renee' Henderson

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

Commence at the NW corner of Section 21, Township 21 South, Range 1 West; thence run East along the North line thereof for 664.02 feet to the Point of Beginning; thence continue last described course for 796.72 feet; thence 90 degrees 00 minutes right run South for 800.93 feet; thence 31 degrees 23 minutes 53 seconds right run Southwesterly 643.67 feet to the North R/W of Shelby County Highway #26 and a curve concaved to the left) having a central angle of 35 degrees 42 minutes 55 seconds and a radius of 976.13 feet); thence 109 degrees 53 minutes 20 seconds right to tangent of said curve, run along the arc thereof for 608.47 feet; thence 76 degrees 36 minutes 53 seconds right from tangent of said curve run Northerly for 1021.42 feet to the Point of Beginning, to be known as Parcel I, according to Deer-Run Estates.

According to the survey of Thomas E. Simmons LS# 12945, dated December 8, 1993.

Subject to restrictions, easements and rights of way of record.

Inst # 1996-09198

03/21/1996-09198
02:35 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOL MCD 9.00

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, I have hereunto set my hands(s) and seal(s), this 19
day of March, 1996

(Seal)

James E. Tucker

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James E. Tucker 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of March A. D., 1996

Notary Public.

Inst # 1996-09198