

STATE OF ALABAMA

WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Five Hundred and NO/100 (\$500.00) Dollars and other good and valuable consideration to the undersigned, **Richard Daffron** and wife, **Janice Daffron** herein referred to as Grantors, in hand paid by **HEM-SONS Construction, LTD**, a limited partnership herein referred to as Grantee, the receipt of which is acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of the Southwest 1/4, of the Southwest 1/4 of Section 33, Township 17 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of the SW 1/4 of the SW 1/4 of said Section 33; Thence run North along the West line of said 1/4, 1/4 251.69 feet to a point on the centerline of Shelby County, Hwy 101; Thence angle right 61 deg. 00' 10" and run Northeasterly along said centerline 408.98 feet to the point of curvature of a 4 degree curve to the left (concave Northwesternly) Thence angle left 8 deg. 52' and run 441.61 feet (chord) to a point on said centerline; Thence angle left 98 deg. 52' and run 40.0 feet to the Northwesternly right of way line of said Hwy 101 and point of beginning; Thence continue 249.18 feet; Thence angle right 90 deg. 00' and run 236.33 feet; Thence angle 119 deg. 02' 40" and run 280.94 feet to a point on the Northwesternly right of way line of said Hwy 101; Thence angle right 58 deg. 53' 50" (to chord) and run Southwesterly along said right of way 100' to the point of beginning, said parcel containing 0.96 acres, more or less.

This conveyance is made subject to the following, to-wit:

1. Easements and restrictive covenants of record.
2. Minerals and mining rights and privileges as heretofore conveyed or reserved.
3. Ad Valorem Taxes.

Title not examined by Preparer.

Description furnished by Grantee.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever; it being the intention of the parties to this conveyance that the interest in fee simple shall pass to the heirs and assigns of the Grantee herein.

And the Grantors do for themselves and for their heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever against the lawful claims of all persons except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the undersigned Grantors have hereunto set their hands and seals this the 7th day of May, 1996.

Richard Daffron
Richard Daffron

Janice Daffron
Janice Daffron

STATE OF ALABAMA,
SHELBY COUNTY.

I, the undersigned authority, in and for said County, in said State, hereby certify that, Richard Daffron and wife, Janice Daffron, whose names are signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7 day of May, 1996.

NOTARY PUBLIC Gayle Bulledge
My Commission Expires:
Please send tax Notice to:

This document prepared by:

A. Bruce Graham
Attorney-at-Law
803 3rd St. S. W.
P. O. Drawer 307
Childersburg, Alabama 35044

HEM-SONS Construction, LTD
P. O. Box 17
Vincent, Alabama 35178

My Commission Expires 9-14-99

Inst • 1996-16141

05/17/1996-16141
01:16 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
901 REC 9.00