

STATE OF ALABAMA

COUNTY OF SHELBY

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§
§

Inst # 1996-31344

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of One Hundred Twenty Thousand and NO/100 (\$120,000.00) Dollars to the undersigned EMMETT D. ANDERSON, A MARRIED MAN, herein referred to as Grantor, in hand paid by ROLAND H. HENSON, whose mailing address is Post Office Box 17, Vincent, Alabama 35178-0017, herein referred to as Grantee, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantee all their right, title and interest in and to the following described real estate situated in Shelby County, Alabama:

From the Southeast corner of the Northwest Quarter of Section 30, Township 19 South, Range 2 East, Shelby County, Alabama, proceed N 1°15'35" W along the East boundary of said Northwest Quarter for a distance of 856.67 feet to a point on the North right-of-way boundary of U.S. Highway No. 280 Four Lane (Right-of-Way Varies), said point being the POINT OF BEGINNING of herein described parcel of land; thence from said POINT OF BEGINNING continue N 1°15'35" W for a distance of 258.54 feet to a point on the South right-of-way boundary of the Old U.S. Highway No. 280 (Two lane Highway, R/W 120'); thence proceed along said right-of-way boundary a short chord bearing and distance of N 68°19'13" W, 168.69 feet; thence continue along said right-of-way boundary a short chord bearing and distance of N 66°48'10" W 138.70 feet to a point on the North boundary of the SE ¼ - NW ¼ of said Section 30; thence leaving said right-of-way boundary proceed S 87°50'00" W along the North boundary of said SE ¼ - NE ¼ for a distance of 446.94 feet; thence proceed S 1°22'34" E for a distance of 227.70 feet to a point on the aforementioned North right-of-way boundary of said U.S. Highway No. 280 Four Lane; thence proceed along said Highway boundary the following courses: S 76°54'07" E 465.92 feet; N 76°31'59" E, 111.80 feet; S 77°19'10" E 149.64 feet; S 50°39'33" E 29.19 feet back to the POINT OF BEGINNING of herein described parcel of land.

The above described parcel of land is located in the SE ¼ - NW ¼ of Section 30, Township 19 South, Range 2 East, Shelby County, Alabama and contains 4.78 acres.

Deed Reference: Real Book 003, Page 428.

This property is no part or portion of the homestead of the grantor, Emmett D. Anderson, nor his spouse.

TO HAVE AND TO HOLD unto the Grantee, and the heirs and assigns of Grantee, forever, together with any and all remainder or reversion interest therein;

09/23/1996-31344
10:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCB 131.00

And the Grantor does for himself and for his heirs, executors and administrators, covenant with the Grantee, his heirs and assigns that he is lawfully seized in fee simple of said premises, that he is free from all encumbrances, except as herein stated, that he has a good right to sell and convey the same as is done hereby, that he will and his 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 any who claim under this instrument or any matter 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.

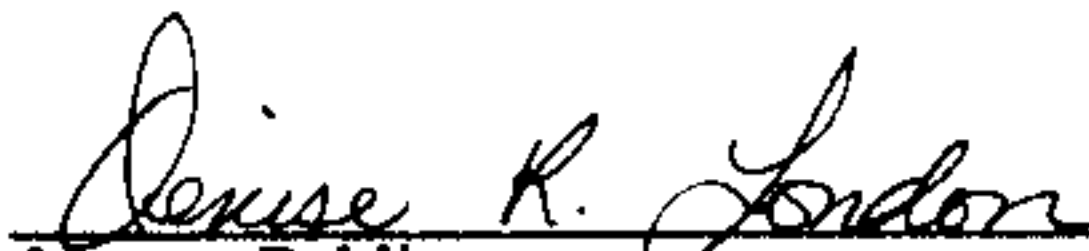
IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal on this the 22nd day of August, 1996.


Emmett D. Anderson

STATE OF Washington §
COUNTY OF Skagit §

I, the undersigned authority in and for said County, in said State, hereby certify that Emmett D. Anderson, whose name is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of August, 1996.


Notary Public

THIS INSTRUMENT PREPARED BY:
BARRY D. VAUGHN
PROCTOR AND VAUGHN
201 North Norton Avenue
Sylacauga, Alabama 35150

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