

SEND TAX NOTICE TO:

B 706 LL

(Name) Mark A. Hudson

(Address) 1041 Rd 36 Chelsea Al  
35043

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-87 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA  
SHELBY }  
COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE AND NO/100 (\$1.00) AND OTHER GOOD & VALUABLE CONSIDERATIONS

\$ 500<sup>00</sup> Five hundred & 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 P. Bearden, a single man

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

Mark A. Hudson

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

PROPERTY BEING DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND  
MADE PART AND PARCEL HEREOF AS FULLY AS IF SET OUT HEREIN,  
WHICH SAID EXHIBIT IS SIGNED FOR THE PURPOSE OF IDENTIFICATION.

Inst # 1997-01356

01/14/1997-01356  
09:02 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOE SMA 11.50

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(a) and seal(s), this 13<sup>R</sup>  
day of October, 1994

..... (Seal)

James P. Bearden (Seal)  
James P. Bearden

..... (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 P. Bearden, a single man  
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 executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 13<sup>R</sup> day of October, A. D., 1994

Lawrence H. Fowler Jr  
Notary Public.

EXHIBIT "A"

Commence at the southwest corner of the SE 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 2 West, Shelby County, Alabama and run thence easterly along the south line of said quarter-quarter section a distance of 434.32' to the point of beginning of the property being described; thence continue along last described course a distance of 20.0' to a point; thence turn 69 degrees 52 minutes 28 seconds left and run northerly a distance of 99.65' to a point; thence turn 69 degrees 52 minutes 28 seconds right and run easterly a distance of 200.00' to a point; thence turn 69 degrees 52 minutes 28 seconds left and run northerly a distance of 210.00' to a point; thence turn 110 degrees 07 minutes 32 seconds left and run westerly a distance of 220.00' to a point; thence turn 69 degrees 52 minutes 28 seconds left and run southerly a distance of 309.65' to the point of beginning, containing 1.04 acres. Property is subject to any and all agreements, easements, restrictions, limitations and/or regulations of probated record and/or applicable law.

A twenty foot wide easement for ingress and egress to subject property the centerline of which is described as follows:  
Commence at the southwest corner of the SE 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 2 West, Shelby County, Alabama and run thence easterly along the south line of said quarter-quarter section a distance of 654.32' to a point; thence turn 69 degrees 52 minutes 28 seconds left and run northerly a distance of 149.65' to the point of beginning, on the centerline, of subject easement; thence turn 7 degrees 01 minutes 39 seconds right and run northerly a distance of 168.84' to a point; thence turn 1 degree 11 minutes 04 seconds left and continue northerly a distance of 455.24' to a point; thence turn 3 degrees 02 minutes 50 seconds left and continue northerly a distance of 253.05' to a point; thence turn 11 degrees 22 minutes 10 seconds right and run north-northeasterly a distance of 129.57' to a point in the centerline of Shelby County Road No. 36 and the end of easement.

According to the survey of Joseph E. Conn, Jr., APLS #9049, dated October 5, 1994.

SIGNED FOR IDENTIFICATION:

  
James P. Bearden

- Inst # 1997-01356

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