

This instrument was prepared by

**Mitchell A. Spears**

ATTORNEY AT LAW

143 Main, P.O. Box 91  
Montevallo, AL 35115-0091

205/665-5102  
205/665-5076

Send Tax Notice to:

David L. Pearson

(Name)

(Address)

7052 Bruce Drive  
Bessemer AL 35023

**WARRANTY DEED**

STATE OF ALABAMA  
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTEEN THOUSAND, EIGHT HUNDRED SEVENTY-FIVE and 00/100, (\$16,875.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **BETTY M. HENDERSON, a/k/a MRS. THOMAS S. HENDERSON, an unmarried woman; ELIZABETH S. HENDERSON, an unmarried woman; EVE LYNN HENDERSON, an unmarried woman; and RALPH CRAIG HENDERSON, an unmarried man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**DAVID L. PEARSON**

(herein referred to as grantee, whether one or more), the following described real estate, situated in

**SHELBY** County, Alabama, to-wit:

15 acres off of the West side of the SW 1/4 of the SE 1/4 of Section 26, Township 21 South, Range 4 West, Shelby County, Alabama.

**SUBJECT TO:**

General and special taxes or assessments for 1996 and subsequent years not yet due and payable.

Right(s)-of-Way(s) granted to McKenzie Methane Corporation by instrument(s) recorded in Real 267 page 733 in Probate Office.

Easement(s) and Right(s) of Way(s) affecting subject property.

REFERENCE IS HEREBY MADE TO THE HEIRSHIP AFFIDAVIT, ATTACHED HERETO AS EXHIBIT "A", AND FULLY INCORPORATED HERewith.

Inst 6 1996-28044

10/21/1996-28044  
10:43 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
02 12 21.50

Inst 6 1997-02789

01/28/1997-02789  
10:43 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
005 16L 21.50

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 16th day of October, 19 96

Betty M. Henderson (Seal)

Betty M. Henderson, a/k/a Mrs. Thomas S. Henderson

Ralph Craig Henderson (Seal)

Elizabeth S. Henderson (Seal)

Elizabeth S. Henderson

Eve Lynn Henderson (Seal)

Eve Lynn Henderson

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, the undersigned authority in said State, hereby certify that **Betty M. Henderson**

a Notary Public in and for said County.

whose name(s) **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 16th day of October, 19 96

My Commission Expires: 9/97

[Signature]  
Notary Public

STATE OF ALABAMA \_\_\_\_\_)  
COUNTY OF Autauga \_\_\_\_\_)

**GENERAL ACKNOWLEDGMENT**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **ELIZABETH S. HENDERSON**, 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 15<sup>th</sup> day of October, 1996.

Charlotte Giffith  
Notary Public  
My Commission Expires: 7/11/99

STATE OF ALABAMA \_\_\_\_\_)  
COUNTY OF Autauga \_\_\_\_\_)

**GENERAL ACKNOWLEDGMENT**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **EVE LYNN HENDERSON**, 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 15<sup>th</sup> day of October, 1996.

Charlotte Giffith  
Notary Public  
My Commission Expires: 7/11/99

STATE OF ALABAMA \_\_\_\_\_)  
COUNTY OF Autauga \_\_\_\_\_)

**GENERAL ACKNOWLEDGMENT**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **RALPH CRAIG HENDERSON**, 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 15<sup>th</sup> day of October, 1996.

Charlotte Giffith  
Notary Public  
My Commission Expires: 7/11/99

Inst # 1996-35044

10/21/1996-35044  
10:43 AM CERTIFIED  
SEAL COUNTY JUDGE OF PROBATE  
JUL 13 1999

EXHIBIT "A"

STATE OF ALABAMA )  
COUNTY OF SHELBY )

HEIRSHIP AFFIDAVIT

COME NOW Betty M. Henderson, Elizabeth S. Henderson, Eve Lynn Henderson, and Ralph Craig Henderson, as the "Affiants" herein, and after first having been duly sworn, said Affiants do hereby depose and say, as follows:

1. That each of the Affiants are over the age of nineteen (19) years, of sound mind and otherwise competent to make this Affidavit, and have personal knowledge of the facts stated herein.

2. Each of said Affiants are familiar with the family history of Ralph Clifford Henderson, Jr., "decedent" herein, who died seized of an undivided one-half interest in certain property located in Shelby County, Alabama, more particularly described, as follows:

15 acres off of the West side of the SW 1/4 of the SE 1/4 of Section 26, Township 21 South, Range 4 West, Shelby County, Alabama.

3. Said decedent died intestate on the 2nd day of March, 1990, while residing in Autauga County, Alabama.

4. Said decedent's estate has not been submitted for administration to any Court within Alabama or any other state, and no probate proceedings are anticipated.

5. Affiants further state that said decedent left surviving the following persons, as heirs or otherwise interested in the estate, all of whom are over the age of nineteen (19) years and of sound mind, specifically designated as follows:

Elizabeth S. Henderson, surviving wife  
425 Pratt Street  
Camelia Lane, Building No. 2  
Prattville, AL 36067

Eve Lynn Henderson, surviving daughter  
509 Sheila Blvd.  
Prattville, AL 36066

Ralph Craig Henderson, surviving son  
165 Imogene Street  
Prattville, AL 36067

6. Decedent left no other natural or adopted children, nor did he leave, surviving him, any other descendants of natural or adopted children.

7. Affiants would represent that no person or entity, other than those hereinabove designated, have, or maintain, any right, title or interest within

decedent's undivided one-half interest in the above described real estate.

8. Affiants would further state that all debts and charges against the estate of the decedent have been paid and satisfied.

9. Betty M. Henderson is the fee simple owner of the remaining undivided one-half interest in the above described realty and she is also known as Mrs. Thomas S. Henderson, and sometimes uses both names, interchangeably.

Betty M Henderson

Betty M. Henderson

Elizabeth S. Henderson

Elizabeth S. Henderson

Eve Lynn Henderson

Eve Lynn Henderson

Ralph Craig Henderson

Ralph Craig Henderson

STATE OF ALABAMA           )  
COUNTY OF SHELBY        )

Sworn to and subscribed before me, the undersigned, a Notary Public, in and for said County, in said State, by **Betty M. Henderson**, who has read the contents hereof, and signed same voluntarily, on this 16<sup>th</sup> day of October, 1996.

[Signature]

Notary Public

My commission expires: 9/97

STATE OF Alabama        )  
COUNTY OF Autauga       )

Sworn to and subscribed before me, the undersigned, a Notary Public, in and for said County, in said State, by **Elizabeth S. Henderson**, who has read the contents hereof, and signed same voluntarily, on this 15<sup>th</sup> day of October, 1996.

Charlotte Guffith

Notary Public

My commission expires: 7/11/99

STATE OF Alabama )  
COUNTY OF Autauga )

Sworn to and subscribed before me, the undersigned, a Notary Public, in and for said County, in said State, by Eve Lynn Henderson, who has read the contents hereof, and signed same voluntarily, on this 15<sup>th</sup> day of October, 1996.

Charlotte Huffer  
Notary Public  
My commission expires: 7/11/99

STATE OF Alabama )  
COUNTY OF Autauga )

Sworn to and subscribed before me, the undersigned, a Notary Public, in and for said County, in said State, by Ralph Craig Henderson, who has read the contents hereof, and signed same voluntarily, on this 15<sup>th</sup> day of October, 1996.

Charlotte Huffer  
Notary Public  
My commission expires: 7/11/99

Inst # 1996-35043

10/21/1996-35043  
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