

This instrument was prepared by

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Form 1-1-6 Rev. 8-70

CORPORATION FORM WARRANTY DEED-LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA  
COUNTY OF SHELBY

**SURVIVORSHIP WARRANTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of ONE HUNDRED THIRTY NINE THOUSAND FIVE HUNDRED and no/100-DOLLARS,

to the undersigned grantor, HEN/SONS CONSTRUCTION CO., a corporation,  
in hand paid by

BRIAN WEBSTER POLK and wife, LANA CAROL ROBERTS POLK,  
the receipt of which is hereby acknowledged, the said  
HEN/SONS CONSTRUCTION CO.,

does by these presents, grant, bargain, sell and convey unto the said  
BRIAN WEBSTER POLK and wife, LANA CAROL ROBERTS POLK, (as joint tenants, with right  
of survivorship)  
the following described real estate, situated in Shelby County, Alabama:

04/02/1997-10140  
02:46 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
001 NCD 38.00

A part of the NE 1/4 of the NW 1/4 of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:  
Commence at the Southeast corner of said NE 1/4 of the NW 1/4 and proceed North 85 degrees 00 minutes 00 seconds West along the South boundary of said NE 1/4 of the NW 1/4 for a distance of 53.58 feet, to the point of beginning; thence from said point of beginning, continue along the aforementioned course North 85 degrees 00 minutes 00 seconds West for a distance of 498.55 feet; thence proceed North 2 degrees 53 minutes 14 seconds East 423.26 feet to a point on the Southerly boundary of a County Maintained Road (HODGENS ROAD); thence proceed along the Southerly boundary of said County Road and along a curve of said road the following short chord bearing and distances; South 46 degrees 54 minutes 46 seconds East 97.12 feet; South 49 degrees 25 minutes 32 seconds East 98.99 feet; South 52 degrees 17 minutes 15 seconds East 100.67 feet; South 55 degrees 34 minutes 38 seconds East 95.49 feet; South 43 degrees 56 minutes 47 seconds East 96.04 feet; South 36 degrees 25 minutes 10 seconds East 95.26 feet; thence proceed South 32 degrees 43 minutes 19 seconds East for a distance of 88.06 feet, back to the point of beginning.  
According to survey of Billy R. Martin, RLS #10559, dated August 29, 1996.  
Subject to taxes for 1997 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$110,400.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, To the said BRIAN WEBSTER POLK and wife, LANA CAROL ROBERTS POLK, as joint tenants, with right of survivorship, their heirs & assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. **does for itself, its successors**  
And said HEN/SONS CONSTRUCTION CO.,

and assigns, covenant with said

BRIAN WEBSTER POLK and wife, LANA CAROL ROBERTS POLK,

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said

BRIAN WEBSTER POLK and wife, LANA CAROL ROBERTS POLK,  
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said HEN/SONS CONSTRUCTION CO. by its  
General Partner ~~President~~, Roland Henson, who is authorized to execute this conveyance,  
has hereto set its signature and seal, this the 2nd day of April, 19 97

HEN/SONS CONSTRUCTION CO.

ATTEST:

Secretary

By Roland Henson General Partner  
Roland Henson, Its  
General Partner

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that Roland Henson whose name as General Partner of Hen/Sons Construction Co. ~~whose name is xxxxxxxxxx~~ President of a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 2nd day of April, 19 97.

[Signature]  
Notary Public

My Commission Expires: 10/16/2000

Inst # 1997-10140