

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED

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, **HEN-SONS, LTD.**, a limited partnership herein referred to as Grantor, in hand paid by **HEN-SONS Construction, LTD.**, a limited partnership herein referred to as Grantee, the receipt of which is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 12 of Clearview Estates, First Sector, as shown by plat recorded in Map Book 12, Page 31 in the Probate Office of Shelby County, Alabama.

Subject to restrictions of record.

1. Any dwelling house located on subject property shall contain a minimum of 1400 square feet of heating area
2. No mobile homes shall be located on said property.
3. No more than one residence home shall be built on each lot and any outbuildings shall be compatible with the home constructed on the lot.
4. Said property shall be used for residential purposes only.

The property hereinabove described and conveyed does not constitute any part of the homestead of the grantor or the grantor's spouse.

TO HAVE AND TO HOLD unto the said Grantee, its 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 Grantor does for itself and for its heirs, executors, and administrators covenant with the said Grantee, its heirs and assigns, that it is lawfully seized in fee simple of said premises; that it has a good right to sell and convey the same as aforesaid; that it will and its heirs, executors and administrators shall warrant and defend the same to the said Grantee, its 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 Grantor has hereunto set his hand and seal this the 19th day of May, 1997.

Roland H. Henson
Roland H. Henson,
General Partner

STATE OF ALABAMA,
SHELBY COUNTY.

I, the undersigned authority, in and for said County, in said State, hereby certify that, Roland Henson, General Partner 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 19th day of May, 1997.

Judith C. Javender
NOTARY PUBLIC
My Commission Expires: 9/25/99

This document prepared by:
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06/12/1997-18514
10:51 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00

Inst # 1997-18514