

This amount was recorded simultaneous with a mortgage dated 6/6/97. Inst. 1997-17828.  
STATE OF ALABAMA

SHELBY COUNTY

**STATUTORY WARRANTY DEED WITH RIGHT OF SURVIVORSHIP**

That in consideration of Ten and NO/100 (\$10.00) Dollars and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, FIRST BANK OF CHILDERSBURG, A BANKING CORPORATION (hereinafter referred to as Grantor) grants, bargains, sells and conveys unto GARY R. HENSON and wife, JACQUELINE R. HENSON, jointly with right of survivorship (hereinafter referred to as Grantees) all its interest in the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of the Southwest Quarter of the Northeast Quarter of Section 13, Township 19, Range 2 East, as the point of beginning and proceed North 88 degrees 39 minutes 24 seconds East for a distance of 1240.63 feet; thence South 0 degrees 58 minutes 18 seconds East a distance of 424.34 feet; thence South 89 degrees 19 minutes 13 seconds West a distance of 1247.92 feet; thence North a distance of 410.0 feet to the point of beginning. LESS AND EXCEPT ANY PART IN PUBLIC ROAD.

Subject to Statutory Right of Redemption in favor of Beverly S. Mann and others as specified by Alabama Code Section 6-5-258 (1975) under that certain mortgage foreclosure evidenced by deed dated November 8, 1996 as recorded November 18, 1996 at Instrument No. 1996-37964 in the Probate Office of Shelby County, Alabama. Said right of redemption expires November 4, 1997.

Property description furnished by Grantor.

Property subject to ad valorem taxes for the current year.

NOTE: The preparer of this instrument has served as a scrivener only and has not examined title, and does not hereby give an opinion, with respect to the property described herein.

TO HAVE AND TO HOLD to the said Grantees, their heirs and assigns forever, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple.

IN WITNESS WHEREOF, First Bank of Childersburg, a banking corporation has hereunto set its hand and seal this the 13th day of June, 1997.

Inst # 1997-18942

06/17/1997-18942  
10:26 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 12.00

Inst # 1997-18942

By: Faye McGuire  
Faye McGuire As Branch Manager  
for First Bank of Childersburg

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Faye McGuire whose name as Branch Manager of First Bank of Childersburg, a banking 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, she, 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 15<sup>th</sup> day of June, 1997.

Mark A. Rasco  
Notary Public

MY COMMISSION EXPIRES SEPT. 28, 1998

Prepared By:

Mark A. Rasco  
GAINES, GAINES & RASCO  
127 North Street  
Talladega, AL 35160

Grantee's Address:

P.O. Box 517  
Harpersville, AL 35078

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