

This form furnished by:

**Cahaba Title, Inc.**

Eastern Office  
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This instrument was prepared by:  
(Name) Mitchell A. Spears  
(Address) P. O. Box 119  
Montevallo, AL 35115

Send Tax Notice to: James Timothy Genry and  
(Name) Susan Genry  
(Address) 1612 Mission Hills Rd.  
Montevallo, AL 35115

MINIMUM VALUE: \$500.00

**PARTNERSHIP WARRANTY DEED**

STATE OF ALABAMA  
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar, (\$1.00) and other good and valuable consideration DOLLARS  
to the undersigned grantor, HBH Company a (general) ~~(limited)~~ partnership

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said  
GRANTOR does by these presents, grant, bargain, sell and convey unto

James Timothy Genry and wife, Susan Genry

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

**AN EASEMENT WHICH IS 12 FEET IN WIDTH, FOR INGRESS, EGRESS AND UTILITIES, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

From the NW corner of certain real estate owned by HBH Company, an Alabama General Partnership, as described by Deed recorded in the Office of the Probate Judge, Shelby County, Alabama, at Real Book 109, Page 99 through 100, said property being located in Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at a point upon the NW corner of said property, at a point where the NW corner of such property intersects with the Southerly right-of-way of Shelby County Highway Number 80, and proceed in a Southerly direction along the centerline of a gravel drive, which is 20 feet in width, for a distance of 268.92 feet, more or less, to a point; thence turn left and run a distance of 115 feet, more or less, along a line which is parallel to the North property line of that certain property owned by James Timothy Genry and wife, Susan Genry, same having been heretofore recorded at Instrument Number 1993-13761, Office of the Probate Judge, Shelby County, Alabama; thence turn left and run Northerly for a distance of 12 feet, more or less; thence turn left and run Westerly for a distance of 115 feet, more or less, back to the Easterly margin of said dirt road; thence turn left and run Southerly for 12 feet, more or less, along the Easterly margin of said dirt road, back to the point of beginning.

Inst # 1997-24102

07/31/1997-24102  
03:44 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCD 11.50

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns or its successors, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her, or their heirs and assigns, or its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 GRANTEE, his, her or their heirs, executors and assigns, or its successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its General Partner(s), who (is) (are) authorized to execute this conveyance, hereto set its signature and seal.

this the 30<sup>th</sup> day of June, 19 97

By Charles Hunt Partner  
By Nelda Hunt Partner

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ACKNOWLEDGMENT FOR PARTNERSHIP

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that Charles Hunt and Nelda Hunt

whose name(s) as general partner(s) of HBH Company a (n) Alabama (state) (general) (limited)

partnership, and whose name(s) is (are) signed to the foregoing instrument, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of said instrument, (he) (she) (they), as such partner(s), and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal this 30th day of June, 1997

AFFIX NOTARIAL SEAL

Notary Public signature

My commission expires: 3-17-2001

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Return to:

TO

WARRANTY DEED

Partnership Warranty Deed

STATE OF ALABAMA COUNTY OF



Recording Fee \$ Deed Tax \$

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RIVERCHASE OFFICE 2068 Valleydale Road Birmingham, Alabama 35244 Phone (205) 988-5600 EASTERN OFFICE 213 Gadsden Highway, Suite 227 Birmingham, Alabama 35235 (205) 833-1571