

1152

7/10/97

THIS INSTRUMENT PREPARED

NAME Joel C. Watson, Attorney
P. O. Box 987
ADDRESS Alabaster, AL 35007 Legal Description Furnished by Grantor, Hoyet C. Hodgens
WARRANTY DEED (Without Survivorship) ALABAMA TITLE CO., INC

State of Alabama } Know All Men By These Presents,
SHELBY COUNTY

That in consideration Ten Dollars and 00/100 DOLLARS

to the undersigned grantor Ruby Hodgens, A Single Woman; Terry Hodgens, A Married Man; Claude Hodgens, A Single Man; Teresia Denham, A Married Woman; David Hodgens, A Single Man; Karen Pickett, A Married Woman;
in hand paid by Hoyet C. Hodgens, A Single Man

the receipt whereof is acknowledged We the said Grantors

do grant, bargain, sell and convey unto the said Hoyet C. Hodgens

the following described real estate, situated in Shelby County, Alabama,

to-wit:
Subject to Easements, Restrictions and Rights of Way of Record.
LEGAL DESCRIPTION: See Exhibit A, attached.

RUBY HODGENS is the Widow of ROBERT J. HODGENS, who passed away February 19, 1995 intestate and left the following heirs:

- Ruby Hodgens, Widow,
and the following children:
Terry Hodgens, A Married Man;
Claude Hodgens, A Single Man;
Teresia Denham, A Married Woman;
David Hodgens, A Single Man;
Karen Pickett, A Married Woman;
Hoyet C. Hodgens, A Single Man.

Inst # 1997-39436

12/04/1997-39436
09:39 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
005 MCD 23.50

All parties herein are over 21 years of age and of sound mind. The above parties constitute all of the heirs of Robert J. Hodgens, and this Deed is a Deed of Correction to correct the legal description in that certain Deed from Robert J. Hodgens to Hoyet Hodgens dated March 13, 1991, and recorded in Real Volume 333, Page 648, Shelby County Probate Court.

This is not the homestead on any of the grantors except Hoyet C. Hodgens who does reside on the property.

TO HAVE AND TO HOLD, to the said GRANTEE(S) his, her or their assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons

IN WITNESS WHEREOF, We have hereunto set our hand and seal, this
day of Sept, 1997.
X Ruby Hodgens
Terry Hodgens
Claude Hodgens
Teresia Denham
David Hodgens
Karen Pickett
Hoyet C. Hodgens

State of } General Acknowledgement
SHELBY COUNTY

I, Arleen Bevan, hereby certify that Ruby Hodgens whose name is signed to the foregoing conveyance, and who is know 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 1 day of Sept, A.D. 1997

Arleen Bevan
My Commission Exp: 5/23/2000
Notary Public

Inst # 1997-39436

STATE OF ALABAMA)  
SHELBY COUNTY)

GENERAL ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David Hodgins, A Single Man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledge 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 1 day of September A.D. 19 97.

Aileen Bevan My Commission Exp: 5/23/2000  
NOTARY PUBLIC

STATE OF ALABAMA)  
SHELBY COUNTY)

GENERAL ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Karen Pickett, A Married Woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledge 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 1 day of September A.D. 19 97.

Aileen Bevan My Commission Exp: 5/23/2000  
NOTARY PUBLIC

STATE OF ALABAMA)  
SHELBY COUNTY)

GENERAL ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hoyet C. Hodgins, A Single Man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledge 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 1 day of September A.D. 19 97.

Aileen Bevan My Commission Exp: 5/23/2000  
NOTARY PUBLIC

STATE OF ALABAMA)  
SHELBY COUNTY)

GENERAL ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Terry Hodgens, A Married Man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledge 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 1 day of September A.D. 19 97.

Aileen Bevan My Commission Exp: 5/23/2000  
NOTARY PUBLIC

STATE OF ALABAMA)  
SHELBY COUNTY)

GENERAL ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Claude Hodgens, A Single Man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledge 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 1 day of September A.D. 19 97.

Aileen Bevan My Commission Exp: 5/23/2000  
NOTARY PUBLIC

STATE OF ALABAMA)  
SHELBY COUNTY)

GENERAL ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Teresia Denham, A Married Woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledge 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 1 day of September A.D. 19 97.

Aileen Bevan My Commission Exp: 5/23/2000  
NOTARY PUBLIC

EXHIBIT A  
LEGAL DESCRIPTION

PARCEL I

Part of the Southeast 1/4 of Section 36, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama; thence run westerly along the north line of said 1/4-1/4 section a distance of deed 1,329.95 feet, measured 1,029.95 feet; thence 90 degrees 06 minutes 00 seconds right and run northerly for 275.66 feet to a point on the north right of way line of Shelby County Highway 11 and the Point of Beginning of the property being described; thence continue along the last described course for 141.80 feet to a point on the south right of way line of the "Old" Pelham-Chelsea Road; thence 116 degrees 31 minutes 00 seconds left and run southwesterly along the said south right of way line of said road for 379.60 feet to a point; thence 02 degrees 36 minutes 00 seconds left and continue southwesterly along said right of way for 220.00 feet to a point; thence 86 degrees 03 minutes 38 seconds left and run southeasterly for 130.91 feet to a point on the north right of way line of Shelby County Highway 11; thence 86 degrees 04 minutes 36 seconds left to become tangent to a curve to the left, said curve having a radius of 2,295.26 feet and subtending a central angle of 13 degrees 29 minutes 37 seconds and run northeasterly along the arc of said curve and along said right of way line for 540.55 feet to the Point of Beginning.

Continued...



LEGAL DESCRIPTION - CONTINUED

PARCEL II

Part of the Southeast 1/4 of Section 36, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama; thence run westerly along the north line of said 1/4-1/4 section a distance of deed, 1,329.95 feet, measured 1,029.95 feet; thence 90 degrees 06 minutes 00 seconds right and run northerly for 275.66 feet to a point on the north right of way line of Shelby County Highway 11; thence continue along the last described course for 141.80 feet to a point on the south right of way line of the "Old" Pelham-Chelsea Road; thence 116 degrees 31 minutes 00 seconds left and run southwesterly along said south right of way line of said road for 379.60 feet to a point; thence 02 degrees 36 minutes 00 seconds left and continue southwesterly along said right of way line for 220.00 feet to a point, said point being the Point of Beginning of the parcel described herein; thence continue along the last stated course for 70.00 feet to a point; thence 07 degrees 49 minutes 00 seconds left and run southwesterly along said right of way line of for 180.0 feet to a point on the intersection of the right of way line of said "Old" Pelham-Chelsea Road and the north line of said Section 1; thence 143 degrees 10 minutes 00 seconds left and run easterly along said north line of Section 1 for 197.85 feet to a point on the north right of way line of Shelby County Highway 11; thence 19 degrees 28 minutes 45 seconds from tangent and run northeasterly along said Highway 11 right of way line in a curve to the left, having a central angle of 01 degrees 40 minutes 29 seconds and a radius of 2,995.26 feet, for 67.09 feet along the arc of said curve to a point; thence 93 degrees 55 minutes 24 seconds left from tangent and run northwesterly for 130.91 feet to the Point of Beginning.

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