

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
Suite 101, 1318 Alford Avenue
Birmingham, Alabama 35226

Send Tax Notice To:

Don Hildreth
173 Bent Tree Lane
D'ham M.
35242

Inst # 2000-02863

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

STATE OF ALABAMA)
SHELBY COUNTY)

01/28/2000-02863
01:41 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by Grantees herein, the receipt whereof is acknowledged, Bent Tree Acres, LLC (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto James Daniel Hildreth and Claudia R. Hildreth (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Described Exhibit "A" attached hereto and incorporated by reference herein.

SUBJECT TO: (1) Taxes due in the year 2000 and thereafter; (2) Easements, restrictions, rights-of-way and covenants which are of record or which will become of record as a result of Bent Tree Acres Resurvey to be recorded with the Probate Office of Shelby County, Alabama. (3) Mineral and mining rights not owned by the Grantor.

Grantor represents and warrants that there are no municipal assessments due Indian Springs. In as much as there are no improvements upon the property conveyed herein, no approval is required at this time from the Architectural Control Committee of Bent Tree Acres.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, the undersigned, AS MEMBER, has hereunto set his hand and seal, this the 24 day of JAN, 2000.

Bent Tree Acres, LLC

By: Caroline M. Roughley

Its: Member

STATE OF ALABAMA)
[Signature] COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that CAROLINE M. ROUGHEY as the member of Bent Tree Acres, LLC, 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, in their capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 24 day of JAN, 2000

Notary Public

My Commission Expires: 3-1-2002

EXHIBIT 'A'

A part of Lot 6 of Bent Tree Acres as recorded in Map Book 23 on Page 128-B in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows:

Begin at an iron pin set on the Southwest corner of said Lot 6; thence run East along the South line of said Lot 6 for a distance of 135.91 feet to an iron pin set; thence turn an angle to the left of 07 degrees 04 minutes 12 seconds and run in a Northeasterly direction along the Southeast line of said Lot 6 for a distance of 109.41 feet to an iron pin set; thence turn an angle to the left of 16 degrees 46 minutes 30 seconds and run in a Northeasterly direction along the Southeast line of said Lot 6 for a distance of 102.21 feet to an iron pin set; thence turn an angle to the left of 16 degrees 47 minutes 55 seconds and run in a Northeasterly direction along the Southeast line of said Lot 6 for a distance of 26.43 feet to an iron pin set; thence turn an angle to the left of 158 degrees 05 minutes 00 seconds and run in a Southwesterly direction for a distance of 102.91 feet to an iron pin set; thence turn an angle to the left of 07 degrees 28 minutes 19 seconds and run in a Southwesterly direction for a distance of 29.75 feet to an iron pin set; thence turn an angle to the right of 22 degrees 50 minutes 48 seconds and run in a Southwesterly direction for a distance of 88.47 feet to an iron pin set; thence turn an angle to the right of 03 degrees 12 minutes 57 seconds and run in a Southwesterly direction for a distance of 143.65 feet to an iron pin set on a curve to the right having a central angle of 01 degree 55 minutes 32 seconds and a radius of 140.95 feet; thence turn an angle to the right of 03 degrees 46 minutes 07 seconds to the radius of said curve and run in a Southeasterly direction along the arc of said curve for a distance of 4.74 feet to a point; thence run tangent to last stated curve in a Southeasterly direction for a distance of 15.67 feet to the point of beginning. Said part of Lot 6 containing 6,092 square feet, more or less.

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