

STATE OF ALABAMA)

WARRANTY DEED

SHELBY COUNTY)

JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP

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 Roland H. Henson and wife, Patricia P. Henson herein referred to as Grantees, the receipt of which is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the Grantees, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 20 of Clearview Estates, Second Sector, as shown by plat recorded in Map Book 23, Page 163 in the Probate Office of Shelby County, Alabama.

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

This conveyance is prepared without benefit of title examination by the Preparer.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein), in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantor does for himself and his heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that he is lawfully seized in fee simple of said premises; that he has a good right to sell and convey the same as aforesaid; that he will and his 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 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 Grantor has hereunto set his hand and seal this the 10th day of February, 2000.

HEN-SONS., LTD
A limited partnership
BY: Roland H. Henson
Roland H. Henson,
General Partner

02/22/2000-05466
11:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ: 11.50

Inst * 2000-05466

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, in and for said County, in said State, hereby certify that Roland H. Henson, General Partner for HEN-SON., LTD, a limited partnership 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 16th day of February, 2000.


NOTARY PUBLIC

My Commission Expires: 7/24/2003

This document prepared by:

Mitchell & Graham, PC
P. O. Drawer 305
Childersburg, Alabama 35044

Please send tax notice to:
Roland H. Henson
P. O. Box 17
Vincent, Alabama 35179

Inst # 2000-05466

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