

This instrument was prepared by:  
(Name) Joseph E. Walden  
(Address) P.O. Box 1610  
Alabaster, AL 35007

Send Tax Notice to:  
(Name) Ruby Hodgens  
(Address) 9500 Highway 11  
Chelsea, AL 35043

Inst # 2000-30909

WARRANTY DEED

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and 00/100s (\$1.00) DOLLARS  
to the undersigned grantor or grantors in hand paid by the **GRANTEE** herein, the receipt whereof is  
acknowledged, we, Terry Hodgens, and wife Dorothy Hodgens,

(herein referred to as grantors) do grant, bargain, sell and convey unto

Ruby Hodgens,

(herein referred to as **GRANTEE**) the following described real estate situated in  
Shelby County, Alabama to-wit:

Part of the Northwest 1/4 of the Northeast 1/4 of Section 1, Township 20 South, Range 2 West, being more particularly described as follows:  
Commence at the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 1, Township 20 South, Range 2 West; thence run in a  
Westerly direction along the North Line of said 1/4-1/4 Section for a distance of 248.87 feet; thence turn an angle to the left of 90°-01'-37" for a  
distance of 315.69 feet to the POINT OF BEGINNING (said point monumented on the surface by a 1/2 inch Capped Iron Rebar; M.L. WELCH  
# 15460) thence continue along last described course for a distance of 131.44 feet to a point (said point monumented on the surface by a 1/2 inch  
Capped Iron Rebar; M.L. WELCH, # 15460); thence turn angle to the left of 108°-30'-00" and run in a Northeasterly direction for a distance of  
56.21 feet to a point (said point monumented on the surface by a 1/2 inch Capped Iron Rebar; M.L. WELCH, # 15460); thence turn an angle to  
the left of 90°-00'-00" and run in a Northwesterly direction for a distance of 124.67 feet to a point (said point monumented on the surface by a  
1/2 inch Capped Iron Rebar; M.L. WELCH, # 15460); thence turn an angle to the left of 90°-00'-00" for a distance of 14.49 feet to the POINT  
OF BEGINNING;

Subject to easements, restrictions, and rights of way of record.

Subject to applicable zoning and subdivision regulations.

This deed prepared without benefit of title examination or survey at grantee's request.

None of the herein conveyed property constitutes any of the Homestead of any of the grantors herein.

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

And I(we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said  
**GRANTEE**, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they  
are free from all encumbrances, unless otherwise stated above; that I (we) have 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  
grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 5<sup>th</sup> day of June, 2000

WITNESS

\_\_\_\_\_(Seal) Terry Hodgens \_\_\_\_\_(Seal)

\_\_\_\_\_(Seal) Dorothy Hodgens \_\_\_\_\_(Seal)

STATE OF ALABAMA  
SHELBY COUNTY

I, Jane Marlow, a Notary Public in and for said County, in said State, hereby certify that Terry  
Hodgens and wife Dorothy Hodgens, whose names are signed to the foregoing conveyance, and who are known to  
me, acknowledged before me on this day, that being informed of the contents of the conveyance they Executed the same  
voluntarily on the day the same bears date.

Given under my hand and official seal this 5<sup>th</sup> day of June, 2000.

Oct. 24, 2000  
My Commission Expires:

Jane Marlow  
Notary Public

09/07/2000-30909  
11:41 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MMB 9.00