

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 Hwy. 11
Chelsea, AL 35043

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, Karen Pickett, Hoyet Hodgens, Teresia Denham, Claude
Hodgens and David 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 N.W. ¼ of the N.E. ¼ of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described
as follows: Commence at the N.E. corner of the N.W. ¼ of the N.E. ¼ of said Section; thence west along the North line of said ¼ ¼ Section for
248.87 feet to a point, said point being the Point of Beginning of the parcel herein decribed; thence continue along the last stated course for 80.00
feet to the N.E. corner of original parcel "B"; thence continue along the stated course and along the North line of said original Parcel "B" for
328.86 feet to a point at the N.W. corner of original Parcel "B"; thence 90° 09'04" left and run Southerly along the West line of original Parcel
"B" for 225.37 feet to a point on the South right of way line of Shelby County Highway 11, said point being the N.W. corner of Parcel B-2; thence
107° 57'40" left and run Northeasterly along the South line of said county Highway and the North line of said Parcel B-2 for 182.70 feet to a point
at the N.E. corner of said Parcel B-2; thence 107° 57'40" right and run Southerly along the East line of said Parcel B-2 for 271.22 feet to a point
at the S.E. corner of same; thence 82° right and run southwesterly along the South line of said Parcel B-2 and the South line of a previously deeded
off Parcel for 175.50 feet to a point on the West line of said original Parcel "B"; thence 82° left and run Southerly along the West line of original
Parcel "B" for 187.18 feet to a point at the N.W. corner of the South 5.0 acres of original Parcel "B" (previously deeded off); thence 89° 55'56"
left and run Easterly along the North line of said South 5.0 acres of original Parcel "B" for 327.45 feet to a point at the N.E. corner of same, said
point also being the N.W. corner of Parcel A-2; thence continue along the last stated course and along the North line said Parcel A-2 for 80.00
feet to a point at the N.E. corner of same; thence 89° 56'37" left and run northerly for 204.10 feet to a point; thence 71° 30'00" right and run
Northeasterly for 56.21 feet to a point; thence 70° 30'00" Right and run Northeasterly for 56.21 feet to a point; thence 90° 00'00" Left and run
Northwesterly for 168.00 feet to a point; thence 18° 30' Right and run Northerly for 270.00 feet to the Point of Beginning. Said Parcel contains
5.19 acres, more or less.

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, ____ have hereunto set ____ hand(s) and seal(s), this ____ day of May, 2000

WITNESS

<u>David Hodgins</u> (Seal)	<u>Karen Pickett</u> (Seal)
<u>Claude Hodgins</u> (Seal)	<u>Joy Adams</u> (Seal)
<u>Teresia Denham</u> (Seal)	____ (Seal)
<u>Hoyet Hodgins</u> (Seal)	____ (Seal)

09/07/2000-30910
11:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MMB 18.00

01600-0007-30910

STATE OF ALABAMA
SHELBY COUNTY

I, Jane Marlow, a Notary Public in and for said County, in said State, hereby certify that Terry Hodgens, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged 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 5th day of Aug, 2000.

Oct 24, 2000
My Commission Expires:

Jane Marlow
Notary Public

STATE OF ALABAMA
SHELBY COUNTY

I, Jane Marlow, a Notary Public in and for said County, in said State, hereby certify that Karen Pickett, whose name is signed to the foregoing conveyance, and who is known 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 5th day of May, 2000.

Oct 24, 2000
My Commission Expires:

Jane Marlow
Notary Public

STATE OF ALABAMA
SHELBY COUNTY

I, Jane Marlow, a Notary Public in and for said County, in said State, hereby certify that Hoyt Hodgens, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged 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 5th day of May, 2000.

Oct 24, 2000
My Commission Expires:

Jane Marlow
Notary Public

STATE OF ALABAMA
SHELBY COUNTY

I, Jane Marlow, a Notary Public in and for said County, in said State, hereby certify that Teresa Denham, whose name is signed to the foregoing conveyance, and who is known 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 5th day of May, 2000.

Oct 24, 2000
My Commission Expires:

Jane Marlow
Notary Public

STATE OF ALABAMA
SHELBY COUNTY

I, Jane Marlow, a Notary Public in and for said County, in said State, hereby certify that Claude Hodgens, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged 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 5th day of May, 2000.

Oct 24, 2000
My Commission Expires:

Jane Marlow
Notary Public

STATE OF ALABAMA
SHELBY COUNTY

I, Jane Marlow, a Notary Public in and for said County, in said State, hereby certify that David Hodgins, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged 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 5th day of May, 2000.

Oct 24, 2000
My Commission Expires:

Jane Marlow
Notary Public

Inst # 2000-30910

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