

No Title Search Conducted

This instrument prepared by:
Hewitt L. Conwill
CONWILL & JUSTICE
106 S. Main Street
Post Office Box 557
Columbiana, Alabama 35051

SEND TAX NOTICE TO:
Post Office Box 557
Columbiana, Alabama 35051

Inst # 2002-03314

01/18/2002-03314
11:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 14.50

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **ONE DOLLAR (\$1.00)** and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, HEN-SONS, LTD, does grant, bargain, sell and convey unto HEWITT L. CONWILL, the following described real estate situated in Shelby County, Alabama, to wit:

Begin at the Northernmost corner of Block B according to the Map of Vincent, Alabama, as recorded in Map Book 3, Page 51 in the Probate Office of Shelby County, Alabama; thence run in a Northwesterly direction along the Northeast boundary of said map a distance of 510 feet to the Northernmost corner of Lot 4, Block F of said map; thence turn an angle of 126 deg. 09 min. 48 sec. to the right and run a distance of 199.87 feet; thence turn an angle of 90 deg. 49 min. 18 sec. to the right and run a distance of 121.00 feet; thence turn an angle of 90 deg. 49 min. 18 sec. to the left and run a distance of 180.00 feet; thence turn an angle of 88 deg. 23 min. 55 sec. to the right and run a distance of 265.40 feet; thence turn an angle of 74 deg. 51 min. 46 sec. to the right and run a distance of 88.40 feet to the point of beginning. Situated in the NW1/4 of the NW 1/4 of Section 14, Township 19 South, Range 2 East and containing 1.66 acres. Also Lot 1 Block "F" according to Crumes Map of the Town of Vincent, Alabama as shown by Map Book 3 page 51 in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT:

Commence at the Northernmost corner of Block B according to the map of Vincent, Alabama as recorded in Map Book 3, Page 51 in the Probate Office of Shelby County, Alabama; thence run in a Northwesterly direction along the Northeast boundary of said map a distance of 250 feet to the Northwest right-of-way of East Highland Street (formerly known as Waite Street), said point being the point of beginning of the property herein conveyed; thence continue along the last described course a distance of 250 feet to the Northernmost corner of Lot 4, Block F of said map; thence turn an angle of 126 deg. 09 min. 48 sec. to the right and run a distance of 199.87 feet; thence turn an angle of 90 deg. 49 min. 18 sec. to the right and run a distance of 233 feet, more or less, to a point on the Northeast right-of-way line of East Highland Street (formerly known as Waite Street); thence run in a Northwesterly direction along said right-of-way line of East Highland Street (formerly known as Waite Street) a distance of 82 feet to the point of beginning.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, 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 shall and our heirs, executors and administrators shall warrant and defend the same to the said Grantees against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunder set my hand and seal, this 9th day of January, 2002.

Witness

HEN-SONS LTD.

Roland Henson
By: Roland Henson

STATE OF ALABAMA
SHELBY COUNTY

ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Roland Henson, in his capacity as general partner of Hen-Sons, Ltd, a limited partnership, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of January, 2002.

Kelly L. Armstrong
Notary Public
My Commission Expires: 8-9-2003

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