

This instrument was prepared by:  
**Mike T. Atchison**  
P O Box 822  
Columbiana, AL 35051

Send Tax Notice to:  
Fred M. Richards  
30737 Hwy 28  
Willsville Ala. 35186

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **One Hundred Twenty Thousand and no/00 (\$120,000.00)**, to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **R. Allen Henke, a single man, William P. Henke, a married man, and Mary Jean Henke Bumgartner, a married woman** bargain, sell and convey unto, **Fred M. Richards**, the following described real estate, situated in: Shelby County, Alabama, to-wit:

See attached Exhibit A for legal description.

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

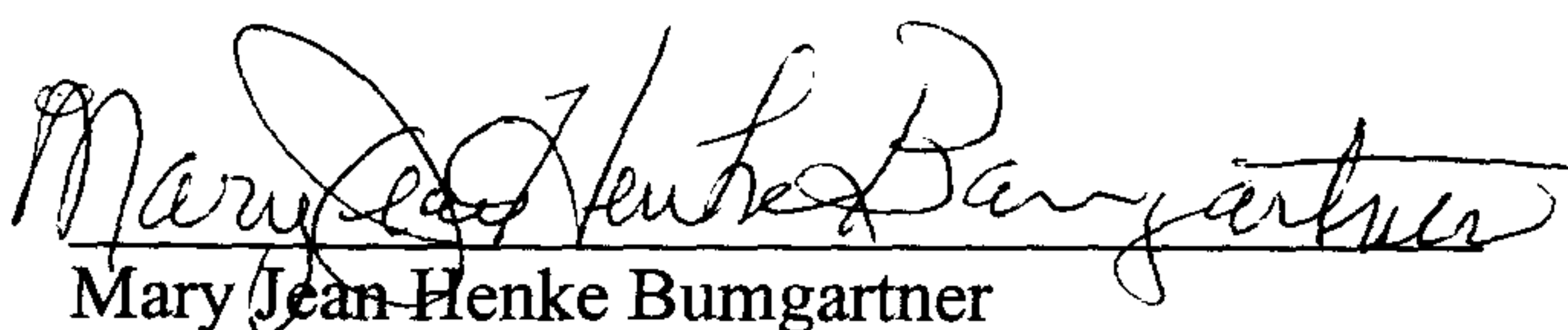
This property constitutes no part of the household of the grantors, or of his spouses.

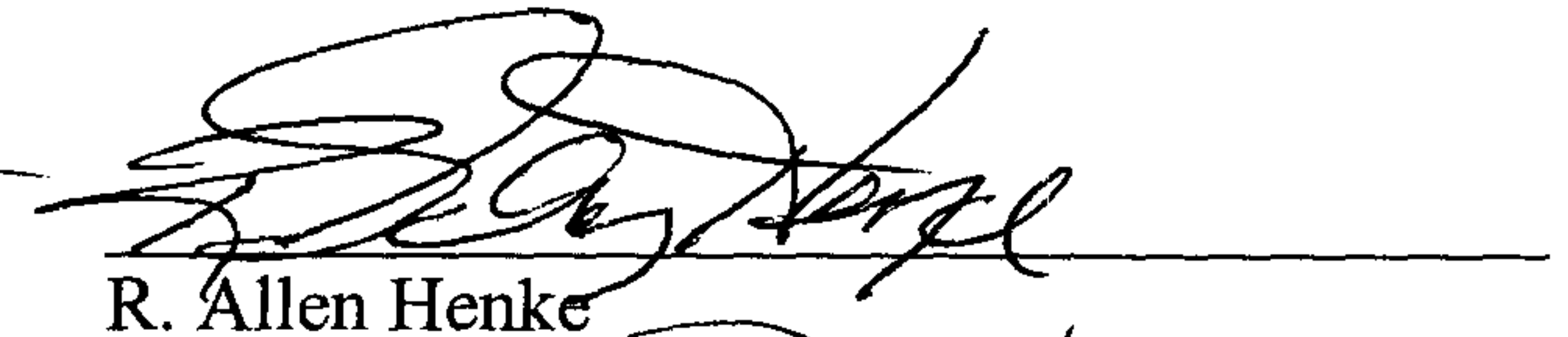
Mary Jean Henke and Mary Jean Henke Bumgartner are one in the same person.

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

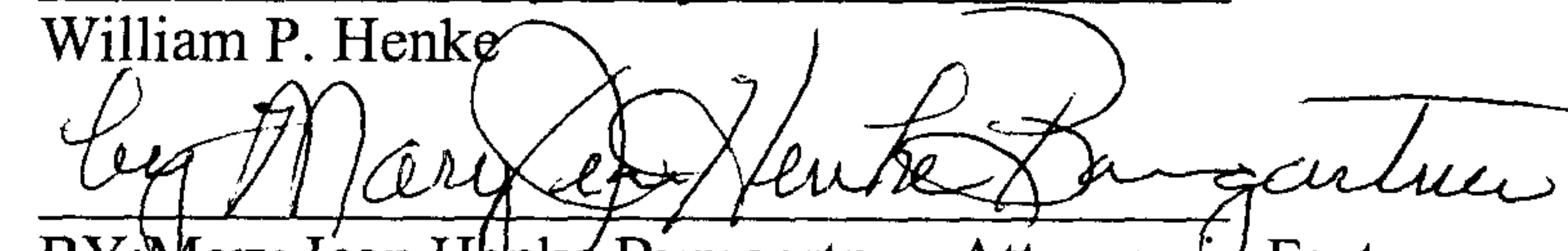
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 11<sup>th</sup> day of April, 2003.

  
Mary Jean Henke Bumgartner

  
R. Allen Henke

  
William P. Henke

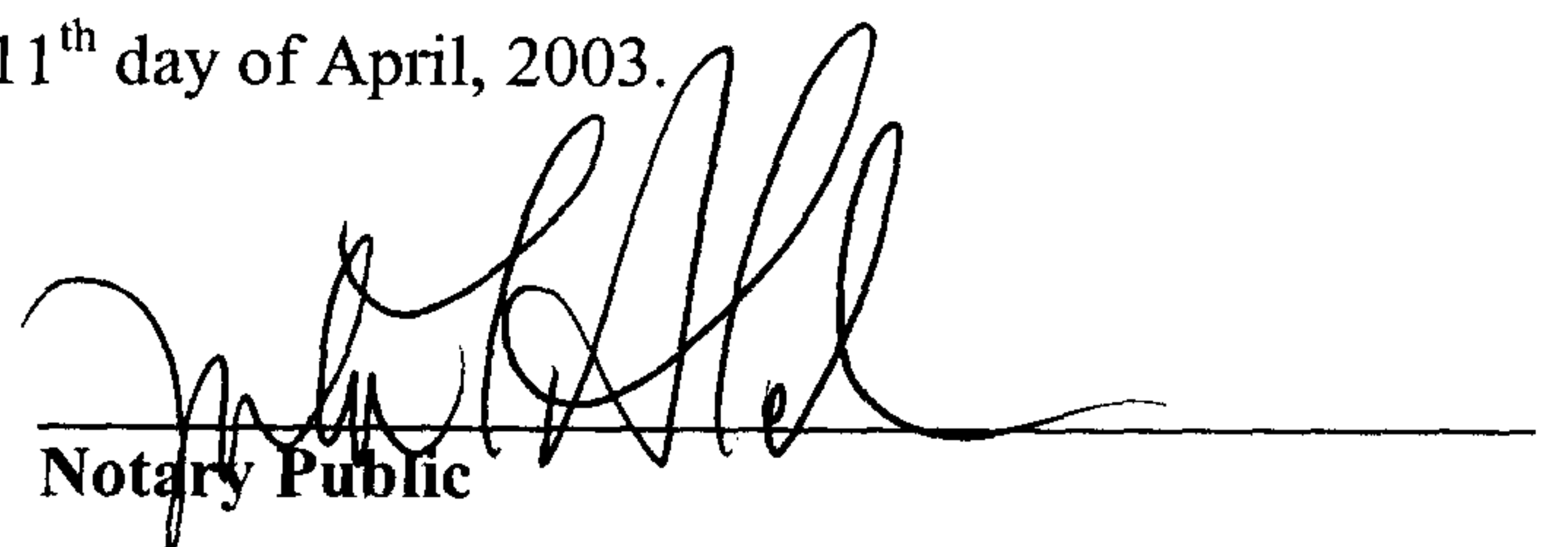
  
BY: Mary Jean Henke Bumgartner, Attorney in Fact,  
Under Power of Attorney recorded as Instrument #  
200 \_\_\_\_\_, in Probate Office of Shelby County,  
Alabama.

**STATE OF ALABAMA**

**SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that R. Allen Henke, Mary Jean Henke Bumgartner, individually and as Power of Attorney for William P. Henke, 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 11<sup>th</sup> day of April, 2003.

  
Notary Public

My Commission Expires: 10-16-04

SCHEDULE A, CONTINUED  
LEGAL DESCRIPTION

PARCEL 3:

Commence at the SW corner of Section 12, Township 21 South, Range 1 East, Shelby County, Alabama; thence North 88 degrees 0 minutes 2 seconds East along the South line of said section a distance of 1388.72 feet to the POINT OF BEGINNING; thence North 44 degrees 53 minutes 4 seconds West a distance of 256.61 feet; thence North 44 degrees 52 minutes 28 seconds East a distance of 864.24 feet; North 63 degrees 52 minutes 2 seconds East a distance of 339.44 feet to the edge of Lay Lake; thence along the edge of Lay Lake a distance of 198 feet, more or less, (chord bearing South 25 degrees 54 minutes 18 seconds East and a chord distance of 191.33 feet); thence South 66 degrees 48 minutes 56 seconds West and leaving said edge of Lay Lake a distance of 340.38 feet; thence South 23 degrees 43 minutes 25 seconds East a distance of 390.00 feet to a point of curve to the right having a central angle of 18 degrees 33 minutes 12 seconds and a radius of 410.00 feet; thence along the arc of said curve a distance of 132.76 feet; thence South 5 degrees 10 minutes 14 seconds East a distance of 128.50 feet; thence South 88 degrees 0 minutes 2 seconds West a distance of 706.02 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated August 16, 2001.

The above described property is now known as Lot 3, according to the survey of Dry Branch Estates, as recorded in Map Book 31, Page 36, in the Probate Office of Shelby County, Alabama.

Together with a non-exclusive 50-foot INGRESS, EGRESS AND UTILITY EASEMENT, more particularly described as follows:

Commence at the SW corner of Section 12, Township 21 South, Range 1 East, Shelby County, Alabama; thence North 88 degrees 0 minutes 2 seconds East along the South line of said section a distance of 1388.72 feet; thence North 44 degrees 53 minutes 4 seconds West a distance of 256.61 feet to the Point of beginning; thence 44 degrees 53 minutes 4 seconds along the southwesterly line of a 50-foot ingress, egress and utility easement lying 50 feet northeasterly of and parallel to described line; thence continue along the last described course a distance of 741.01 feet; thence North 44 degrees 46 minutes 55 seconds West a distance of 580.39 feet to the southeasterly right of way line of Shelby County Hwy. 61 and the END of said easement.

According to the survey of Rodney Shiflett, dated August 16, 2001.

The above described easement runs across the property now known as Lot 2, according to the survey of Dry Branch Estates, as recorded in Map Book 31, Page 36, in the Probate Office of Shelby County, Alabama.