

20031021000706090 Pg 1/2 15:00
Shelby Cnty Judge of Probate, AL
10/21/2003 15:17:00 FILED/CERTIFIED

TITLE NOT EXAMINED BY PREPARERS AT THE REQUEST OF THE PARTIES HEREIN

This instrument was prepared by
(Name) MASSEY, STOTSER & NICHOLS, P.C.
(Address) 1780 Gadsden Highway
Birmingham, Alabama 35233

Send Tax Notice To:
R. Allen Henke
375 Lakeshore Drive
Shelby, Alabama 35115

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIFTY-FIVETHOUSAND AND NO/100 DOLLARS (\$55,000.00) to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I or we, CLARENCE S. COLLINS, JR. and wife, DEBRA ANN GATES COLLINS, (hereinafter referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto R. ALLEN HENKE, a single man, (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY COUNTY, ALABAMA, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO: (1) Taxes for the year 2003 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

\$_____ of the purchase price is being paid by the proceeds of a first mortgage loan, executed and recorded simultaneously herewith.

Debra Ann Gates Collins is one and the same person as Debra Ann Gates.

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 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 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 15th day of October, 2003.

Clarence S. Collins, Jr.
CLARENCE S. COLLINS, JR.

Debra Ann Gates Collins
DEBRA ANN GATES COLLINS

STATE OF ALABAMA

JEFFERSON COUNTY

)
) General Acknowledgment
)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that CLARENCE S. COLLINS, JR. and wife, DEBRA ANN GATES COLLINS, 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 and as their act on the day the same bears date.

Given under my hand and official seal this 15th day of October, 2003.

Melinda M. G. B.
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES
NOV. 21, 2005

EXHIBIT "A"

20031021000706090 Pg 2/2 15.00
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PARCEL 1:

A parcel of land in the Southwest quarter of the Northeast quarter and the Northwest quarter of the Southeast quarter of Section 13, Township 24 North, Range 15 East, more particularly described as follows:
Beginning at a 1 1/2" pipe found at the Southeast corner of the Southwest quarter of the Northeast quarter of said section 13; thence North 00 degrees 50 minutes 55 seconds East along the East line of said sixteenth section, a distance of 212.62 feet to a 1/2" pipe, found; thence West 79 degrees 02 minutes 09 seconds West, a distance of 26.23 feet to a point; thence South 00 degrees 06 minutes 16 seconds East a distance of 33.54 feet to a 1" rebar, found; thence South 77 degrees 17 minutes 45 seconds West a distance of 95.90 feet to a 1" rebar, found; thence 66 degrees 40 minutes 24 seconds West a distance of 63.97 feet to a rebar with a cap stamped "R. Farmer", found; thence South 06 degrees 33 minutes 33 seconds West a distance of 75.45 feet to a rebar with a cap stamped "R. Farmer", found; thence South 32 degrees 47 minutes 10 seconds West a distance of 100.63 feet to a rebar with a cap stamped "R. Farmer", found; thence 32 degrees 05 minutes 23 seconds West, a distance of 92.11 feet to a 1" rebar, found; thence North 26 degrees 24 minutes 23 seconds West, a distance of 61.73 feet to a point; thence North 01 degree 13 minutes 36 seconds East, a distance of 112.20 feet to a 1/2" crimped pipe, found on the south right of way of County Highway No. 71; thence South 56 degrees 28 minutes 37 seconds West, a distance of 30.85 feet to a point; thence South 01 degree 03 minutes 24 seconds West, a distance of 94.55 feet to a point; thence South 26 degrees 02 minutes 16 seconds East, a distance of 79.42 feet to a point; thence South 31 degrees 24 minutes 53 seconds East, a distance of 10.84 feet to a rebar with a cap stamped "R. Farmer", found; thence South 39 degrees 41 minutes 11 seconds East, a distance of 55.10 feet to a rebar with a cap stamped "R. Farmer", found; thence South 80 degrees 57 minutes 41 seconds East a distance of 68.03 feet to the shore of Lay Lake; thence South 72 degrees 42 minutes 41 seconds East, along the shore of Lay Lake, a distance of 150.19 feet to a point; thence North 44 degrees 23 minutes 08 seconds East, a distance of 99.15 feet to a 1" rebar, found; thence North 53 degrees 47 minutes 08 seconds East, a distance of 64.68 feet to the Point of Beginning. According to the survey of Sid Wheeler, dated November 30, 1997.