

value = 336,000.00

20040210000068770 Pg 1/3 72.50
Shelby Cnty Judge of Probate, AL
02/10/2004 11:59:00 FILED/CERTIFIED

This instrument was prepared by:

B. Boozer Downs, Jr.
DOWNS AND ASSOCIATES, LLC
Post Office Box 65
✓ Woodstock, Alabama 35188
(205) 938-0403

Send tax notice to:

Jeffrey L. Hamner
507 Highland Park Circle
Birmingham, AL 35242

Source of Title:

Deed Book:

Page:

STATE OF ALABAMA)

COUNTY OF SHELBY)

GENERAL CORPORATION WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Hen-Sons Construction, Ltd.**, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Jeffrey L. Hamner**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Exhibit "A" attached hereto as it set out verbatim herein,

Subject to:

2004 Property taxes and subsequent years;

Easements rights of way granted to Alabama Power Company recorded in Volume 129, Page 164, Volume 160, Page 420 and Volume 199, Page 432.

Less and except any part of subject property lying within any road right of way.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office

of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the 6th day of February, 2004.

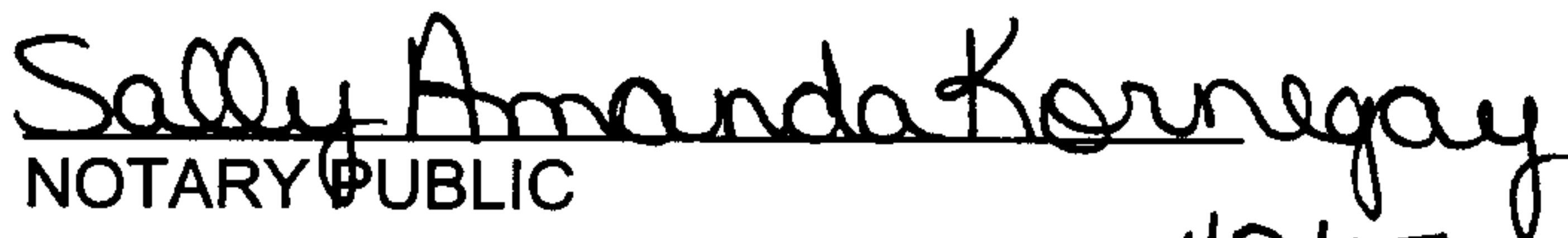


Roland H. Henson
Hen-Sons Construction, LTD

STATE OF ALABAMA)
 :
COUNTY OF BIBB)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify Roland H. Henson the Gen. Partner of **Hen-Sons Construction, Ltd**, 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 Instrument signed his name in his capacity as Gen. Partner on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6th day of February, 2004.



NOTARY PUBLIC

My Commission Expires: ~~03/15/07~~ 4/3/07

EXHIBIT "A"

Shelby County Property
Deed/Hamner

A part of the SE 1/4 of NW 1/4 of Section 30, Township 19 South, Range 2 East, Shelby County, Alabama, more particularly described as follows:

From the SE corner of the NW 1/4 of Section 30, Township 19 South, Range 2 East, Shelby County, Alabama, proceed North 1 degree 15 minutes 35 seconds West along the East Boundary of said NW 1/4 for a distance of 856.67 feet to a point on the North right of way boundary of U.S. Highway No. 280 Four Lane (right of way varies), said point being the point of beginning of herein described parcel of land; thence from said point of beginning continue North 1 degree 15 minutes 35 seconds West for a distance of 258.54 feet to a point on the South right of way boundary of the Old U.S. Highway No. 280 (two lane Highway, right of way 120 feet); thence proceed along said right of way boundary a short chord bearing and distance of North 68 degrees 19 minutes 13 minutes West, 168.69 feet; thence continue along said right of way boundary a short chord bearing and distance of North 66 degrees 48 minutes 10 seconds West 138.70 feet to a point on the North boundary of the SE 1/4 of NW 1/4 of said Section 30; thence leaving said right of way boundary proceed South 87 degrees 50 minutes 00 seconds West along the North boundary of said SE 1/4 of NE 1/4 for a distance of 446.94 feet; thence proceed South 1 degree 22 minutes 34 seconds East for a distance of 227.70 feet to a point on the aforementioned North right of way boundary of said U.S. Highway No. 280 Four Lane; thence proceed along said Highway boundary the following courses: South 76 degrees 54 minutes 07 seconds East 465.92 feet; North 76 degrees 31 minutes 59 seconds East, 111.80 feet; South 77 degrees 19 minutes 10 seconds East, 149.64 feet; South 50 degrees 39 minutes 33 seconds East, 29.19 feet back to the point of beginning of herein described parcel of land.

Signed for Identification:

