

This instrument was prepared by:  
William E. Swatek, Esq.  
230 Bearden Road  
Pelham, AL 35124

Send Tax Not.

Leonard and Ann Hines  
517 King Valley Circle  
Pelham, AL 35124

20040407000180360 Pg 1/3 79.50  
Shelby Cnty Judge of Probate, AL  
04/07/2004 12:22:00 FILED/CERTIFIED

**WARRANTY DEED**

STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Sixty Two Thousand Five Hundred and no/100 Dollars (\$62,500.00) to be paid to the undersigned Grantors on or before thirty days from the date hereof, we, Leonard E. Hines, Jr. and wife, Ann Hines, Posey M. Hines and wife, Sandra Hines, (herein referred to as Grantors do grant, bargain, sell and convey unto Leonard E. Hines, Jr. and wife, Ann Hines, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, hereinafter referred to as Grantees the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

TO HAVE AND TO HOLD to the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, or their heirs and assigns forever.

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

5<sup>TH</sup> IN WITNESS WHEREOF, we have hereunto set our hands and seals this day of APRIL, 2004.

Leonard E. Hines Jr.  
LEONARD E. HINES, JR.

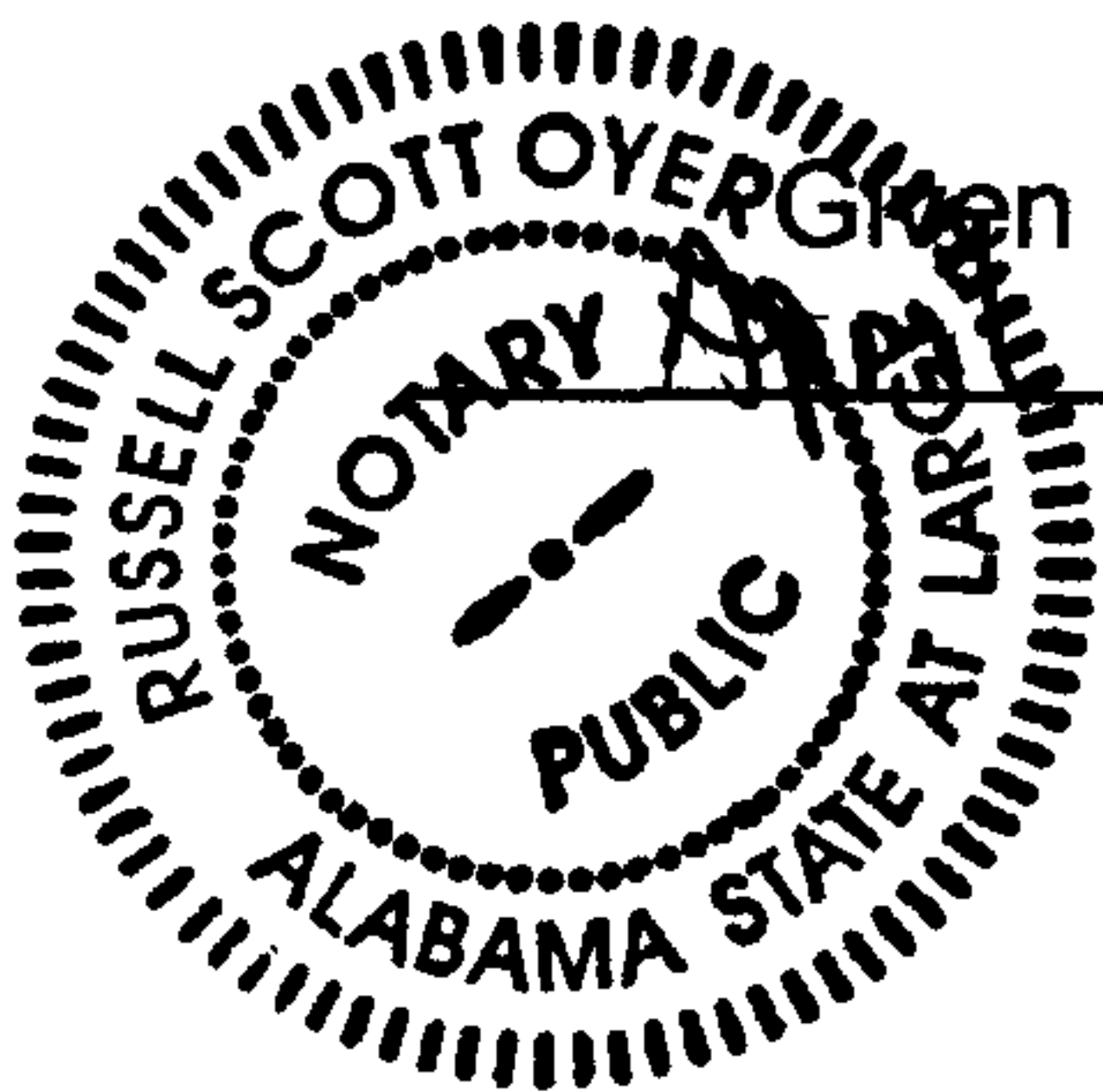
Ann Hines  
ANN HINES

Posey M. Hines  
POSEY M. HINES

Sandra P. Hines  
SANDRA HINES

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

I, the undersigned authority, a Notary Public in and for said County in said State hereby certify that **Leonard E. Hines, Jr. and wife, Ann Hines**, 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 7<sup>th</sup> day of 2004.

R. Scott Oyer  
NOTARY PUBLIC

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Apr 4, 2005  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

STATE OF SOUTH CAROLINA    )  
COUNTY OF RICHLAND    )

I, the undersigned authority, a Notary Public in and for said County in said State hereby certify that **Posey M. Hines and wife, Sandra Hines**, 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 5<sup>th</sup> day of April, 2004.

Marguerite M. Miller  
NOTARY PUBLIC  
Expiration 3-3-2013

EXHIBIT "A"

Commence at the Southeast corner of the Southeast Quarter of the Northwest Quarter of Section 23, Township 20 South, Range 3 West, run thence in a Westerly direction along the South line of said Quarter-Quarter section for a distance of 535.83 feet; thence turn an angle to the left of 91 degrees 39 minutes 49 seconds and run in a southerly direction for a distance of 174.45 feet; thence turn an angle to the left of 193 degrees 05 minutes and run in a northeasterly direction for a distance of 402.32 feet; thence turn an angle to the left of 74 degrees 22 minutes and in a northerly direction for a distance of 366.70 feet; thence turn an angle to the right of 74 degrees 22 minutes and run in a northeasterly direction for a distance of 100 feet to point of beginning; from point of beginning thus obtained, thence continue along last described course for a distance of 105 feet; thence turn an angle to the left of 90 degrees and in a northwesterly direction for a distance of 210.0 feet; thence turn an angle of 90 degrees to the left and run in a southwesterly direction for a distance of 105 feet; thence turn an angle to the left of 90 degrees and run in a southeasterly direction for a distance of 210 feet to the point of beginning.

Mineral and mining rights excepted.

Situated in Shelby County, Alabama.