



20050523000247270 1/4 \$45.00
Shelby Cnty Judge of Probate, AL
05/23/2005 08:14:04AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Phillip G. Stutts, Esq.
Leitman, Siegal & Payne, P.C.
600 North 20th Street, Suite 400
Birmingham, Alabama 35203

SEND TAX BILL TO:

Hunter Kenton Hudson

GENERAL WARRANTY DEED

STATE OF ALABAMA)

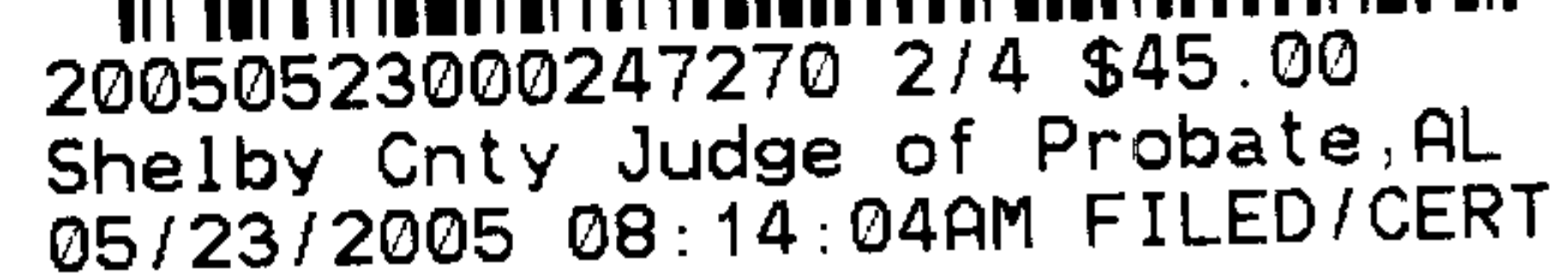
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **DEBORAH JEAN WILKERSON HUDSON, AS TRUSTEE FOR HUNTER KENTON HUDSON UNDER TRUST AGREEMENT ESTABLISHED BY EUGENE WILKERSON, DATED JULY 22, 1987 (1/2 Interest)** (hereinafter jointly and severally referred to as "Grantor") hereby grants, bargains, sells and conveys unto **HUNTER KENTON HUDSON** ("Grantee") an undivided one-half (1/2) interest in that certain tract or parcel of land in Shelby County, State of Alabama described on Exhibit "A", which is attached hereto and incorporated herein by reference. The land described on Exhibit "A" together with all of the tenements, hereditaments, improvements, buildings, fixtures, facilities, appurtenances, rights, easements and rights-of-way incident thereto, including without limitation all rights, title and interest of Seller in and to any and all roads, streets, alleys and ways bounding such property, free and clear of all liens, claims encumbrances, mortgages, leases, or leasehold estates is herein referred to as the "Property."

This conveyance of the Property and the covenants and warranties contained herein are made expressly subject to the matters set forth on Exhibit "B" which is attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD to said Grantee, its successors and assigns forever.

And said Grantor does, for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that said premises are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall



19 IN WITNESS WHEREOF, the said Grantor hereto sets its signature and seal this the day of May, 2005.

GRANTOR:
Deborah Jean Wilkerson Hudson
**DEBORAH JEAN WILKERSON HUDSON, AS
TRUSTEE FOR HUNTER KENTON HUDSON
UNDER TRUST AGREEMENT ESTABLISHED
BY EUGENE WILKERSON, DATED JULY 22,
1987**

COUNTY OF Jefferson

Given under my hand and official seal this the 19 day of May, 2005.

My Commission Expires:

**NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 8, 2005
BONDED THRU NOTARY PUBLIC UNDERWRITERS**



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EXHIBIT "A"

A parcel of land situated in the Northwest Quarter of the Northwest Quarter of Section 21, Township 19 South, Range 2 West, Huntsville Meridian, Shelby County, Alabama being more particularly described as follows:

Commence at the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 21, Township 19 South, Range 2 West; thence run east along the south line of said quarter-quarter Section a distance of 340.0 feet (survey); thence turn a deflection angle to the left of $92^{\circ}00'$ (survey) and leaving said south line run in a northerly direction a distance of 225.74 feet (survey); thence turn a deflection angle to the right of $8^{\circ}20'$ (survey) and continue on a northerly direction for a distance of 93.79 feet (survey - 93.88 feet) to the POINT OF BEGINNING; thence turn an interior angle to the right of $95^{\circ}32'58''$ and run in a westerly direction for a distance of 183.59 feet (survey - 189.84 feet) to the east line of Lot 4 according to Valdawood as recorded in Map Book 8, page 6, in the office of the Judge of Probate, Shelby County, Alabama; thence turn an interior angle to the left of $88^{\circ}51'02''$ (survey - $87^{\circ}24'00''$) and run in a northerly direction along said easterly line of Lots 4 and Lot 3 for a distance of 240.76 feet (survey - 241.99) to the southerly line of Lot 2 according to Valdawood; thence turn an interior angle to the left of $75^{\circ}12'23''$ (survey $76^{\circ}17'40''$) and leaving said easterly line run in an easterly direction along said southerly line for a distance of 138.33 feet (survey - 138.48 feet); thence turn an interior angle to the left of $114^{\circ}43'35''$ (survey - $115^{\circ}04''$) and run in a southerly direction along said southerly line for a distance of 88.49 feet (survey - 88.95 feet); thence turn an interior angle to the right of $95^{\circ}09'45''$ (survey - $92^{\circ}20'35''$) and run in an easterly direction along the south line of Lots 2 and 1 according to Valdawood for a distance of 267.27 feet (survey - 267.57) to the northwest right of way line of Valley Dale Road (also known as Shelby Co. Highway No. 17, right of way width varies); thence turn an interior angle to the left of $71^{\circ}44'40''$ and run in a southwesterly direction along said right of way line for a distance of 52.66 feet (measured and survey); thence turn an interior angle to the left of $108^{\circ}18'00''$ and leaving said right of way line run in a westerly direction for a distance of 218.39 feet (measured and survey); thence turn an interior angle to the right of $96^{\circ}25'40''$ (measured and survey) and run in a southerly direction for a distance of 67.30 feet (survey - 67.28 feet) to the point of beginning.

EXHIBIT "B"

PERMITTED ENCUMBRANCES

1. Taxes and assessments for the year 2005, and subsequent years, which are not yet due and payable. Tax information has been based on the present assessment roles, but is subject to any future adjustments that may be made by either the Tax Assessor or the Board of Equalization of Shelby County, Alabama.
2. Transmission line permit to Alabama Power Company, as recorded in Deed Book 129, page 567, in the Probate Office of Shelby County, Alabama.
3. Public Road Right of way to Shelby County, recorded in Deed Book 177, page 39, in the Probate Office of Shelby County, Alabama.
4. Any part of subject property lying within a public road right of way.
5. Sanitary sewer easement to Shelby County as recorded in Instrument 1995/26967, in the Probate Office of Shelby County.
6. Rights of others in and to the use of access easement described in Deed Book 141, page 748, Deed Book 141, page 746, Deed Book 172, page 225, Deed Book 172, page 257, Deed Book 221, page 733, and Deed Book 221, page 735, in the Probate Office of Shelby County, Alabama.
7. Coal, oil, gas and other mineral interest in, to or under the land described to the extent not owned by Grantor.

Shelby County, AL 05/23/2005
State of Alabama

Deed Tax: \$25.00