THIS INSTRUMENT PREPARED BY:
BOARDMAN, CARR & HUTCHESON, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:
Gardenview Estates, LLC
168 Chestnut Lane
Helena, Alabama 35080

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Fifty-Four Thousand Five Hundred Sixty and 00/100 ($154,560.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Roland H. Henson and Patricia P. Henson,** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Gardenview Estates, LLC, a limited liability company,** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See Attached Exhibit A for Legal Description.

Subject property is not to be used for mobile homes or manufactured homes.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

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, its successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS 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 GRANTORS will, and GRANTORS' 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 GRANTORS have hereunto set their hands and seals this the 23rd day of June, 2006.

20060623000303680 1/2 $169.00
Shelby Cnty Judge of Probate, AL
06/23/2006 03:40:17PM FILED/CERT

Roland H. Henson

Patricia P. Henson

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Roland H. Henson and Patricia P. Henson, husband and wife 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 Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 23rd day of June, 2006.

Katherine C. Hoxberg
NOTARY PUBLIC
My Commission Expires: 8/16/09

Exhibit A
Legal Description

20060623000303680 2/2 $169.00
Shelby Cnty Judge of Probate, AL
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Commencing at a ROCK being the Northwest corner of Section 21, Township 19 South, Range 2 East, said point being the POINT OF BEGINNING; thence South 88 degrees 02 minutes 05 seconds East, a distance of 214.61 feet to a 1/2" rebar; thence South 87 degrees 58 minutes 31 seconds East, a distance of 1136.21 feet to a 1/4" open top pipe being the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 21, Township 19 South, Range 2 East; thence South 2 degrees 40 minutes 56 seconds West, a distance of 658.30 feet to a 1/2" capped rebar: thence North 87 degrees 45 minutes 20 seconds West, a distance of 327.06 feet to a 1/2" capped rebar; thence south 2 degrees 05 ininntes 29 seconds West, a distance of 30.07 feet to a 1/2" capped rebar; thence North 87 degrees 58 minutes 37 seconds West, a distance of 230.58 feet to a 1/2" capped rebar; thence North 1 degree 58 minutes 10 seconds East, a distance of 121.24 feet to a 1/2" capped rebar; thence North 88 degrees 00 minutes 05 seconds West, a distance of 180.04 feet to a 1/2" capped rebar; thence South 1 degree 59 minutes 10 seconds West, a distance of 61.03 feet to a 1/2" capped rebar; thence North 88 degrees 03 minutes 18 seconds West, a distance of 63.10 feet to a 1/2" capped rebar; thence South 1 degree 59 minutes 10 seconds West, a distance of 60.00 feet to a 1/2" capped rebar; thence North 87 degrees 54 minutes 35 seconds West, a distance of 140.03 feet to a 1/2" capped rebar; thence North 87 degrees 57 minutes 00 seconds West, a distance of 369.96 fear to a 1 1/2" open pipe on the easterly right of way line of Shelby County Road No. 83; thence North 19 degrees 43 minutes 50 seconds West along said road right of way line for a distance of 739.02 feet to a 1/2" capped rebar; thence South 88 degrees 00 minutes 05 seconds East, a distance of 241.49 feet to the POINT OF BEGINNING.

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

Situated in Shelby County, Alabama. R.H.H P.P.H.

Shelby County, AL 06/23/2006
State of Alabama

Deed Tax:$155.00