20060914000456400 1/2 $29.00
Shelby Cnty Judge of Probate,AL
09/14/2006 10:00:33AM FILED/CERT

$15,000 PPH

STATE OF ALABAMA)

WARRANTY DEED

SHELBY COUNTY)

JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred and NO/100 ($100.00) Dollars and other good and valuable consideration to the undersigned, Roland H. Henson and wife, Patricia P. Henson referred to as Grantor(s), in hand paid by Roland H. Henson and wife, Patricia P. Henson herein referred to as Grantees, the receipt of which is acknowledged, the said Grantor(s) do hereby grant, bargain, sell and convey unto the Grantees, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commencing at the Northwest Corner of Section 21, Township 19 South, Range 2 East Shelby County, Alabama; thence South 87 degrees 58 minutes 31 seconds East, a distance of 1136.21 feet; thence South 2 degrees 40 minutes 56 seconds West, a distance of 658.30 feet to the POINT OF BEGINNING; thence South 2 degrees 11 minutes 50 seconds West, a distance of 28.98 feet; thence South 2 degrees 00 minutes 07 seconds West, a distance of 79.74 feet; thence South 1 degree 51 minutes 53 seconds West, a distance of 144.23 feet; thence South 62 degrees 35 minutes 05 seconds West, a distance of 194.93 feet to the Easterly right of way line of Cotton Circle and the point of curvature of a non-tangent curve, concave to the West, having a radius of 158.92 feet, a central angle of 41 degrees 36 minutes 14 seconds, and a chord of 112.88 feet bearing North 20 degrees 52 minutes 29 seconds West; thence North along said curve, a distance of 115.40 feet; thence North 35 degrees 13 minutes 46 seconds East, a distance of 292.78 feet; thence South 87 degrees 45 minutes 20 seconds East, a distance of 53.00 feet to the POINT OF BEGINNING;
said described tract containing 1.00 acres, more or less.

The subject property is a portion of that property shown in Instrument #1999-52239 as recorded in the Office of the Judge of Probate os Shelby County, Alabama.

Subject property does not constitute any part of the homestead of the grantors

This instrument was prepared without benefit of title examination on the part of the preparer.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein), in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

20060914000456400 2/2 $29.00
Shelby Cnty Judge of Probate,AL
09/14/2006 10:00:33AM FILED/CERT

And the Grantors do for themselves and their heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they have a good right to sell and convey the same as aforesaid; that they will and their 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 except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this the 18th day of July, 2006.

Roland H. Henson

Roland H. Henson

Patricia P. Henson

Patricia P. Henson

Shelby County, AL 09/14/2006
State of Alabama

Deed Tax:$15.00

STATE OF ALABAMA)
TALLADEGA COUNTY)

I, the undersigned authority, in and for said County, in said State, hereby certify that Roland H. Henson and wife, Patricia P. Henson whose name(s) is/are signed to the foregoing instrument and who is/are known to me, acknowledged before me on this day that being informed of the contents of this instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of July, 2006.

Betty L. James

NOTARY PUBLIC
My Commission Expires: 2/26/07

This document prepared by:

Gregory S. Graham
Mitchell & Graham, P.C.
P. O. Drawer 307
Childersburg, Alabama 35044

Please send tax notice to:
Roland H. Henson
P. O. Box 17
Vincent, Alabama 35178