



20080627000263430 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
06/27/2008 02:01:27PM FILED/CERT

This document prepared by:
Stuart Y. Johnson
6 Office Park Circle, Ste. 206
Birmingham, AL 35223
File: 08-085

Send Tax Notice To:
Ezequiel Herenu
814 Edwards Drive
Helena, AL 35080

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

Mtg amt: \$92,517.00
\$4,400.00

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Ninety Four Thousand and 00/100 Dollars (\$94,000.00) to the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged,

Joanna Morrison, a single woman (herein referred to as GRANTOR(S)),

do hereby grant, bargain, sell and convey unto **Ezequiel Herenu** (herein referred to as GRANTEE(S)) the following described real estate situated in Shelby County, Alabama:

See attached Exhibit "A"

(\$92,517.00 and \$4,400.00 of the above consideration is from a first and second purchase money mortgage filed simultaneously herewith)

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to:


1. Ad Valorem taxes for the tax year 2008 and all subsequent years
2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including but not limited to, oil, gas, sand and gravel in, on and under subject property
3. All matters of public record including but not limited to easements, restrictions, rights of way.
4. Right of way granted to the City of Helena in Real Volume 98, Page 668.

And we do for ourselves and for our executor and administrator covenant with said GRANTEE(S), their heirs and assigns, that we are lawfully seized in fee simple of said premises, that the said premises are free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey same as aforesaid, and that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.



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Signed and dated this 23rd day of May, 2008.

BY: 
Joanna Morrison

STATE OF ALABAMA
JEFFERSON COUNTY)

I, Stuart Y. Johnson a Notary Public in and for said County, and in said State, hereby certify that Joanna Morrison, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 23rd day of May, 2008.


NOTARY PUBLIC: Stuart Y. Johnson
My commission expires: 3/6/11

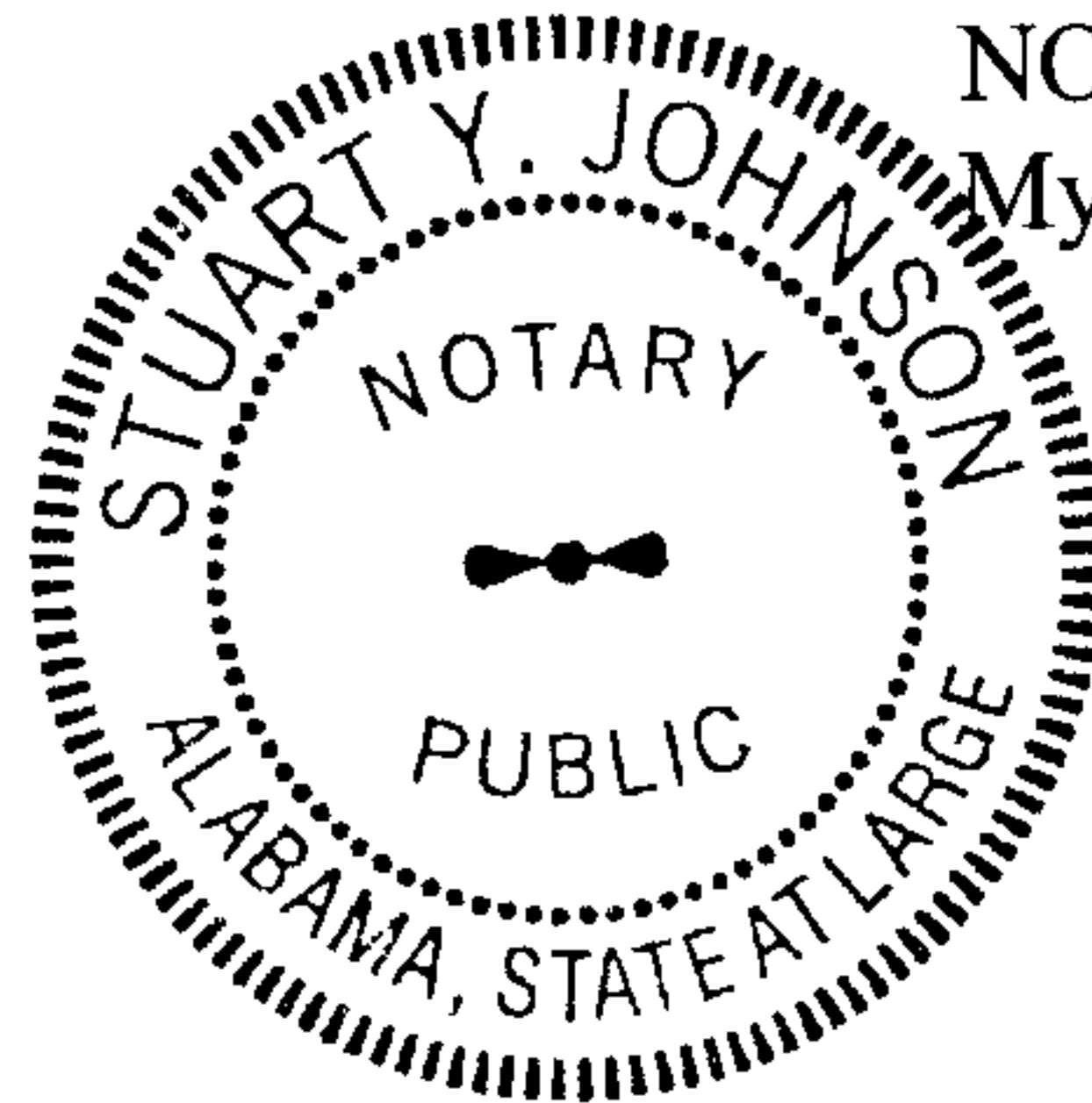


Exhibit "A"

A parcel of land located in the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama; thence run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ for a distance of 847.49 feet to a point; thence deflect an angle right of 87 degrees 28 minutes 07 seconds and run East for a distance of 808.02 feet to a point; thence deflect an angle right of 92 degrees 31 minutes 53 seconds and run South for a distance of 190.13 feet to an iron pin set, said point being the Point of Beginning; thence continue along last course for a distance of 126.61 feet to an iron pin set; thence deflect an angle right of 101 degrees 51 minutes 00 seconds and run Northwesterly for a distance of 102.18 feet to an iron pin set; thence deflect an angle right of 101 degrees 51 minutes 00 seconds and run North for a distance of 105.63 feet to an iron set; thence deflect an angle right of 83 degrees 00 minutes 00 seconds and run East for a distance of 100.00 feet to the Point of Beginning.

25.0 foot ingress-egress easement:

A strip of land lying in the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of the above described parcel; thence run West along the North line of said parcel for a distance of 51.74 feet to a point, said point being the centerline and the Point of Beginning of the following described 15.0 foot easement; thence deflect an angle right of 73 degrees 16 minutes 15 seconds and run a distance of 24.36 feet to a point; thence deflect an angle right of 28 degrees 36 minutes 28 seconds and run a distance of 46.38 feet to a point; thence deflect an angle left of 2 degrees 06 minutes 49 seconds and run a distance of 46.25 feet to a point; thence deflect an angle left of 30 degrees 26 minutes 45 seconds and run a distance of 23.84 feet to a point; thence deflect an angle left of 33 degrees 14 minutes 12 seconds and run a distance of 46.20 feet to the Southerly right of way of Shelby County Highway #261, having an 80.00 foot right of way and the end of said 25.0 foot easement.