

THIS INSTRUMENT WAS PREPARED BY:

Burt W. Newsome
 NEWSOME LAW, L.L.C.
 P.O. Box 382753
 Birmingham, Alabama 35238

\$150,000. -

STATE OF ALABAMA

)

GENERAL WARRANTY DEED

SHELBY COUNTY

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That in consideration of TEN DOLLARS (\$10.00) to the undersigned paid by Grantee herein, the receipt of which is hereby acknowledged, the undersigned Elsie Wade, a single woman, has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto Janice Broadhead, Reagan Michelle Broadhead and Philicia Danner (hereinafter referred to as Grantees), with joint right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit :

Part of the W 1/2 of SW 1/4 of Section 22, Township 20 South, Range 3 West of Huntsville Principal Meridian, Shelby County, Alabama, being more particularly described as follows: Begin at the SW corner of said Section 22, then in Easterly direction along South boundary of said Section 22, 575.73 feet to the center line of Hillshore Branch, for the point of beginning of tract of land herein described; thence turning an angle of 69 degrees and 14 minutes to the left in northeasterly direction along centerline of said branch 264.60 feet; thence turning an angle of 2 degrees 25 minutes and 30 seconds to right in Northeasterly direction along the centerline of said branch 179.95 feet; thence turning an angle of 11 degrees 35 minutes to the left in Northeasterly direction along the centerline of said branch 154.12 feet; thence turning an angle of 8 degrees and 34 minutes to the left in Northerly direction along the centerline of said branch 214.52 feet; thence turning an angle of 3 degrees and 3 minutes to the right in Northerly direction along the centerline of said branch 338.29 feet; thence turning an angle of 10 degrees 22 minutes and 30 seconds left in Northerly direction 270.35 feet; thence turning an angle of 9 degrees 21 minutes and 30 seconds to the right in Northerly direction 311.86 feet; thence turning an angle of 76 degrees and 16 minutes to the right in Easterly direction 277.90 feet; thence turning an angle of 96 degrees 58 minutes and 30 seconds to the right in a Southerly direction 881.30 feet; thence turning an angle of 19 degrees and 40 minutes to the right in Southwesterly direction 899.38 feet to the point of intersection with the South line of said Section 22; thence turning an angle of 71 degrees and 41 minutes to the right in Westerly direction along the South boundary of said Section 22, 263.60 feet to the point of beginning. Containing 11.174 acres, more or less.

ALSO:

Begin at the Southwest corner of Southeast 1/4 of Southwest 1/4 of Section 22, Township 20 South, Range 3 West, of Huntsville Principal Meridian, Shelby County, Alabama; thence East along South boundary of said Section 22, 678.42 feet, said point being in an old lane; thence turning an angle of 91 degrees and 31 minutes to the left in Northerly direction 1,860.71 feet to the point of beginning of a tract of land herein described; thence turning an angle of 96 degrees and 49 minutes to the left in Westerly direction 1,140.86 feet to the center line of a branch; thence turning an angle of 100 degrees and 12 minutes to the right in Northeasterly direction along centerline of said branch 89.37 feet; thence turning an angle of 7 degrees and 33 minutes right in Northeasterly direction along centerline of said branch 115.15 feet; thence

turning an angle of 71 degrees and 26 minutes to the right in Easterly direction 644.89 feet; thence turning an angle of 97 degrees and 41 minutes to the right in Southerly direction 105.28 feet; thence turning an angle of 97 degrees, 19 minutes and 30 seconds to the left in Easterly direction 470.65 feet; thence turning an angle of 97 degrees, 16 minutes and 30 seconds to the right in Southerly direction 107.00 feet to the point of beginning. Containing 4.190 acres, more or less.

This deed is subject to all matters of public record which would affect title vesting hereby in the Grantees under the present laws of the State of Alabama, including Sections 6-5-248 and 6-5-253, *Code of Alabama*. Grantor does hereby warrant and covenant the title to the above described property and will defend said title against any and all claims of any third parties.

This property is being sold on an AS IS, WHERE IS basis, and with all faults. This property is also being sold subject to any easements, encumbrances, and exceptions reflected in the records of the office of the Judge of Probate of the county in which the above described property is located.

TO HAVE AND TO HOLD the above described property, together with all rights and privileges incident or appurtenant thereto, unto Janice Broadhead, Reagan Michelle Broadhead and Philicia Danner, with joint right of survivorship, their successors, heirs and assigns forever, it being the intention of the parties to this conveyance that on the event of grantees deaths, the entire interest in fee simple shall pass to their successors, heirs and assigns of the grantees. This conveyance is made under the express authority of *Code of Alabama*, 1975, Section 35-4-7, as amended.

IN WITNESS WHEREOF, Elsie Wade, has caused this conveyance to be executed in her name, and her seal affixed this the 17th day of July, 2008.


ELSIE WADE

STATE OF ALABAMA)
)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Elsie Wade, whose name is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 17th day of July, 2008.


Linda C. Barnes
Notary Public

My commission expires: 3-14-12