

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

GRANTEE'S ADDRESS:  
Jo Mudd  
P. O. Box 235  
Vincent, Alabama 35178

STATE OF ALABAMA )

**GENERAL WARRANTY DEED**

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Seventy Thousand and 00/100 (\$170,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Gary Roland Henson and Jacqueline R. Henson, husband and wife**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Jo Mudd**, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Commencing at the Southeast corner of Section 15, Township 19 South, Range 2 East, thence North 88 deg. 15 min. 25 sec. West a distance of 1,137.35 feet; thence North 1 deg. 44 min. 36 sec. East a distance of 649.77 feet; thence North 12 deg. 05 min. 39 sec. East a distance of 459.51 feet to the point of beginning; thence South 86 deg. 59 min. 29 sec. East a distance of 149.80 feet; thence North 3 deg. 00 min. 31 sec. East a distance of 209.40 feet; thence North 86 deg. 59 min. 29 sec. West a distance of 410.01 feet to the East right of way line of Alabama Highway No. 25; thence South 29 deg. 05 min. 52 sec. West along said highway for a distance of 175.01 feet; thence South 78 deg. 11 min. 15 sec. East a distance of 341.19 feet to the point of beginning; being situated in Shelby County, Alabama.


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

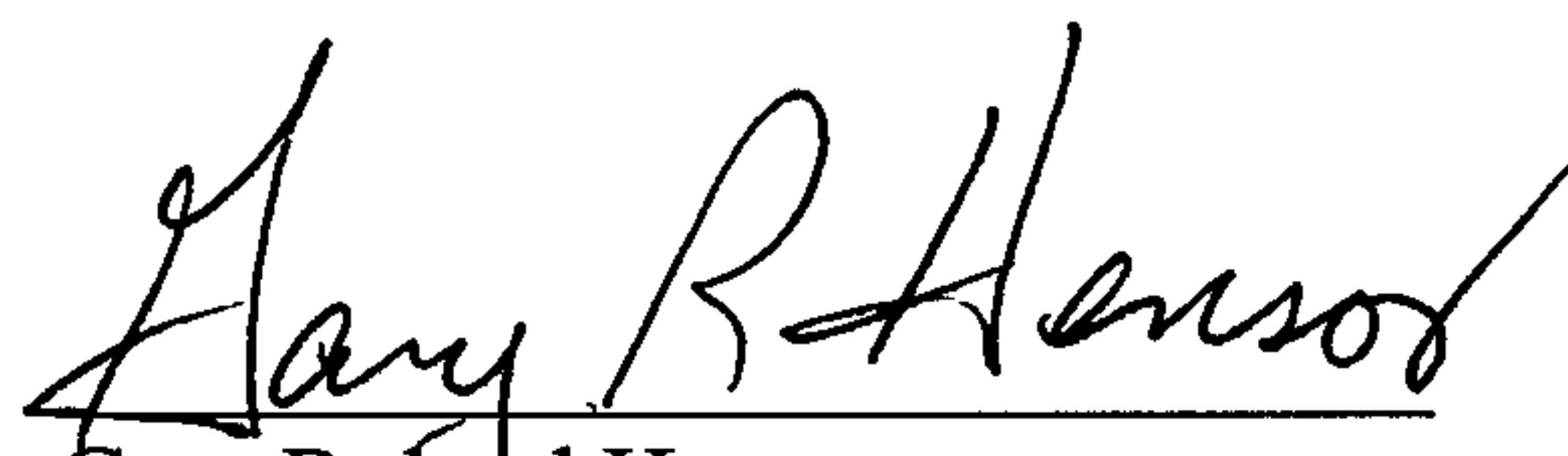
\$141,472.50 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

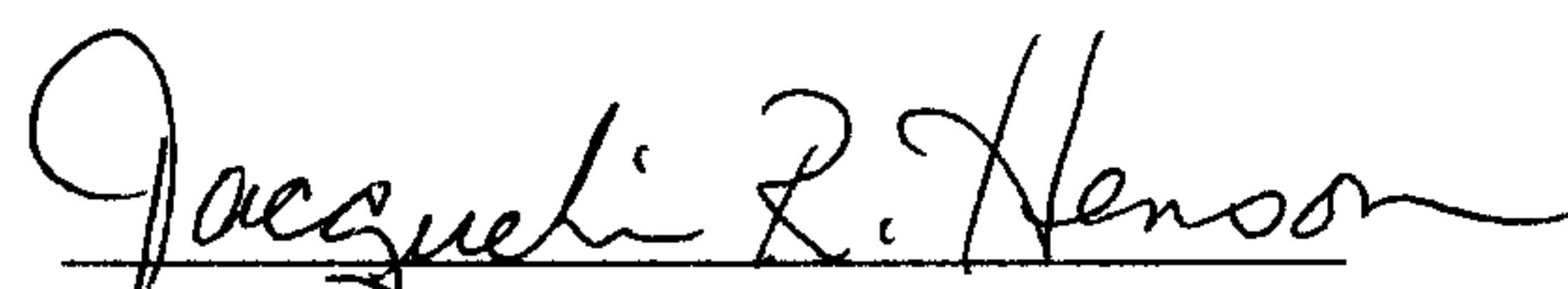
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs 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 31st day of December, 2008.

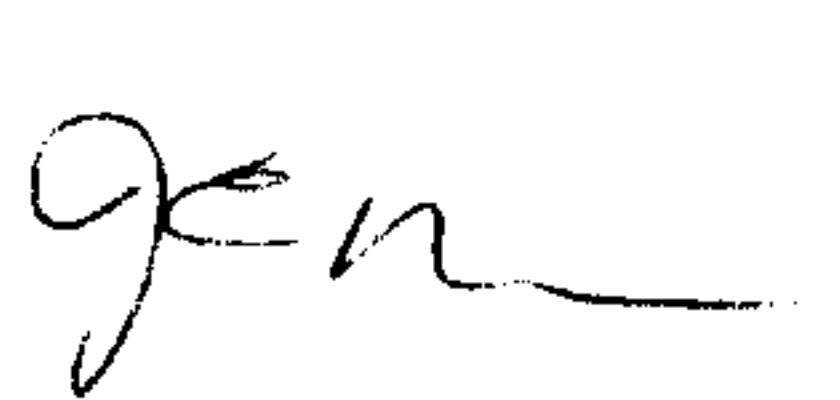
  
20090102000000210 1/2 \$42.50  
Shelby Cnty Judge of Probate, AL  
01/02/2009 09:38:44AM FILED/CERT

  
Gary Roland Henson


  
Jacqueline R. Henson

Shelby County, AL 01/02/2009  
State of Alabama

Deed Tax: \$28.50




STATE OF ALABAMA )  
COUNTY OF SHELBY )

  
20090102000000210 2/2 \$42.50  
Shelby Cnty Judge of Probate, AL  
01/02/2009 09:38:44AM FILED/CERT

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Gary Roland Henson and Jacqueline R. 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 31st day of December, 2008.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 12/28/2010