

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

GRANTEE'S ADDRESS:  
Terry Wayne Alverson  
5489 Old Highway 280  
Storrett, Alabama 35147  
Wesley

STATE OF ALABAMA )

**GENERAL WARRANTY DEED**

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Thousand and No/100ths (\$100,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Melanie Jeannine Alverson, a single individual** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Terry Wayne Alverson, a single individual**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Beginning at the Southwest corner of the SE 1/4 of the SE 1/4 of Section 20, Township 19 South, Range 1 East, Shelby County, Alabama and run thence Northerly along the West line of said 1/4 1/4 53.01 feet to a point on the Southerly right of way line of Old Highway No. 280; thence turn 93 deg. 29 min. 10 sec. right and run Easterly along said right of way line 210.22 feet to a point; thence turn 86 deg. 30 min. 50 sec. right and run Southerly 363.62 feet to a point; thence turn 92 deg. 17 min. 31 sec. right and run Westerly 210.00 feet to a point; thence turn 87 deg. 42 min. 29 sec. right and run Northerly 315.00 feet to the point of beginning. Subject property being a part of the SE 1/4 of the SE 1/4 of Section 20, and the NE 1/4 of the NE 1/4 of Section 29, all in Township 19 South, Range 1 East, Shelby County, Alabama.

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

All of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

This deed is being executed in accordance with the Final Judgment of Divorce, Civil Action Case No. DR 2008-900109 HBH in the Circuit Court of Shelby County, Alabama.

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, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR 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 GRANTOR will, and GRANTOR'S 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 GRANTOR has hereunto set her hand and seal this the 24th day of February, 2009.

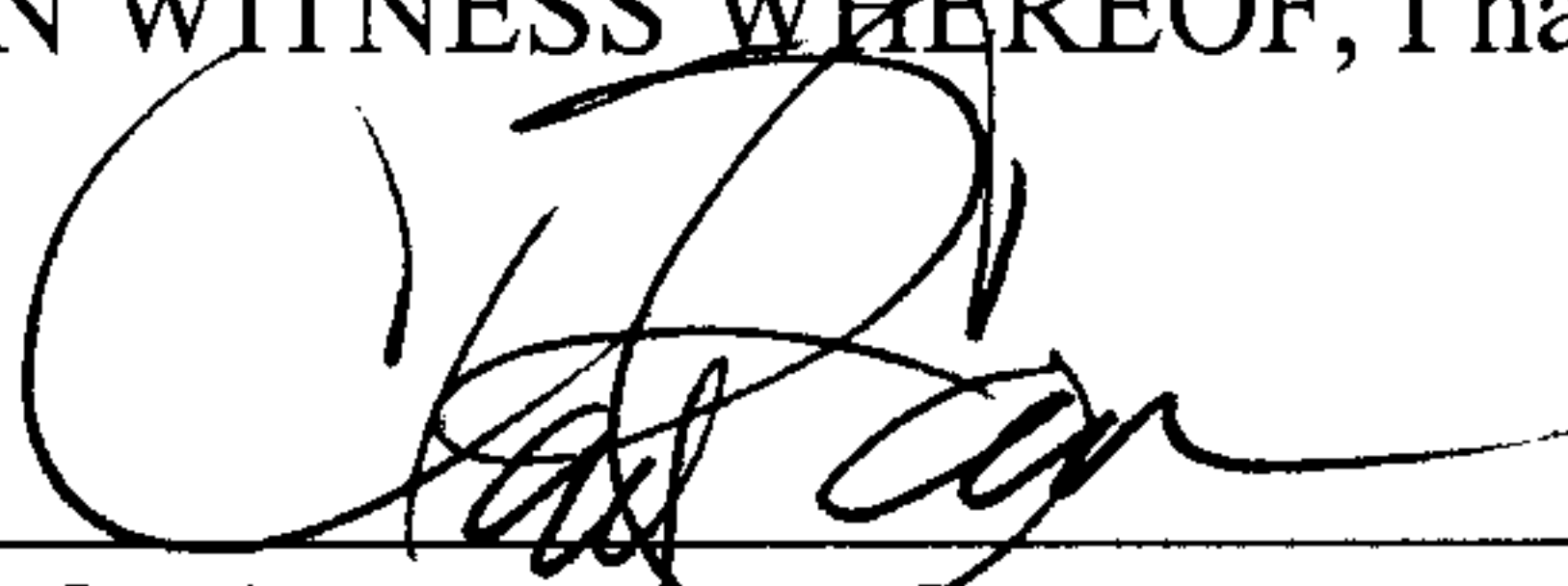
Melanie Jeannine Alverson  
Melanie Jeannine Alverson

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STATE OF ALABAMA   )  
COUNTY OF SHELBY   )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Melanie Jeannine Alverson, a single individual, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, she signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 24th day of February, 2009.

  
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NOTARY PUBLIC  
My Commission Expires: 12/28/10