

20090402000121770 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
04/02/2009 04:01:25PM FILED/CERT

THIS INSTRUMENT PREPARED BY:  
BOARDMAN, CARR, HUTCHESON & BENNETT, P.C.  
400 BOARDMAN DRIVE  
CHELSEA, ALABAMA 35043  
The preparer of this deed makes no certification as to title  
and has not examined the title to the property.

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

STATE OF ALABAMA )

**GENERAL WARRANTY DEED**

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Thousand and No/100ths (\$1,000.00) 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:

See Attached Exhibit A for Legal Description.

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

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.

**Note: The preparer of this deed has not researched the title to subject property.**

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 2nd day of April, 2009.

Melanie Jeannine Alverson  
Melanie Jeannine Alverson

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 2nd day of April, 2009.

Dawn Rocco  
NOTARY PUBLIC  
My Commission Expires: 3/24/10



**Exhibit A**  
**Legal Description**

One and a half (1 1/2) acres in NW corner of the NE 1/4 of NE 1/4 of Section 29, Township 19 South, Range 1 East, described as follows: Begin at the NW corner of the NE 1/4 of NE 1/4; run South along the West line of said 1/4 315 feet; thence East 210 feet; thence North and parallel to 1/4 Section line 315 feet to North line of said 1/4; thence West 210 feet to point of beginning.

Also, part of SE 1/4 of SE 1/4 of Section 20, Township 19 South, Range 1 East, described as follows: Begin at Southwest corner of SE 1/4 of SE 1/4; run East along South line of said 1/4 210 feet; thence North to South boundary line of Florida Short Route Highway; thence West along South boundary line of said highway to where line crosses West line of SE 1/4 of SE 1/4; thence South to beginning point.

All being situated in Shelby County, Alabama.

Also, from the Northwest corner of the NE 1/4 of the NE 1/4 of Section 29, Township 19 South, Range 1 East, being the point of beginning of the herein described parcel of land, run thence South along the West boundary of said NE 1/4 of NE 1/4 a distance of 524.96 feet; thence turn 87 deg. 49 min. 36 sec. left and run 210.00 feet; thence turn 92 deg. 19 min. 24 sec. left and run 524.96 feet; thence turn 87 deg. 40 min. 36 sec. left and run 210.00 feet; thence turn 92 deg. 19 min. 24 sec. left and run 524.96 feet to a point on the North boundary of said NE 1/4 of NE 1/4; thence continue along said course a distance of 47.68 feet to a point on the South boundary of Old U. S. Highway #280 (80 foot right of way); thence turn 86 deg. 24 min. 20 sec. left and run 210.24 feet along said highway boundary; thence turn 93 deg. 35 min. 40 sec. left and run 52.35 feet to the point of beginning of herein described parcel of land.

Less and except that portion of caption lands previously acquired by grantees by deed recorded in Real Book 252 page 173 in the Probate Office of Shelby County, Alabama.

MJA

Shelby County, AL 04/02/2009  
State of Alabama

Deed Tax: \$1.00