



20100208000038650 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
02/08/2010 02:31:40 PM FILED/CERT

SEND TAX NOTICE TO:
JM Harris Corp.
734 Industrial Park Drive
Pelham, AL 35124

THIS INSTRUMENT PREPARED BY:
FRANK L. NELSON, Esquire
389 Shades Crest Road
Birmingham, AL 35226

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ---TWO HUNDRED SIXTY-FIVE THOUSAND AND NO/100'S DOLLARS--- (\$265,000.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Betty Hulon, an unmarried woman**, (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **JM Harris Corp.** (herein referred to as grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

A PARCEL OF LAND SITUATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE NE 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 3 WEST; THENCE EAST ALONG THE NORTH LINE OF SAID 1/4-1/4 SECTION, A DISTANCE OF 990.12 FEET TO A POINT ON THE WEST BANK OF BISHOP CREEK; THENCE S 25°23'25"E, A DISTANCE OF 270.33 FEET; THENCE S 65°30'26"E, A DISTANCE OF 124.53 FEET; THENCE S 11°11'22"E, A DISTANCE OF 262.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF INDUSTRIAL PARK DRIVE (50' ROW); THENCE S 71°48'38"W ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 195.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 71°48'38"W ALONG SAID LINE, A DISTANCE OF 3.88 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 499.63 FEET, A CENTRAL ANGLE OF 17°50'04" AND SUBTENDED BY A CHORD WHICH BEARS S 80°43'40"W, A CHORD DISTANCE OF 154.89 FEET; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 155.52 FEET; THENCE N 03°35'41"E, A DISTANCE OF 258.54 FEET; THENCE N 80°00'10"E, A DISTANCE OF 98.78 FEET; THENCE S 09°48'38"E, A DISTANCE OF 252.70 FEET TO THE POINT OF BEGINNING.

SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to: (1) Taxes for the year 2010 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, conditions of record, if any. (3) Mineral and mining rights, if any.

Betty Hulon is the surviving Grantee of that certain deed to Joe and Betty Hulon dated 1-10-94 and filed for record 3-4-96 in Instrument 1996-06876 of the Probate Records of Shelby County; Joe Hulon having died on or about January 28, 1994.

\$260,000.00 of the consideration stated herinabove was paid from the proceeds of a mortgage filed simultaneously herewith.

WARRANTY DEED

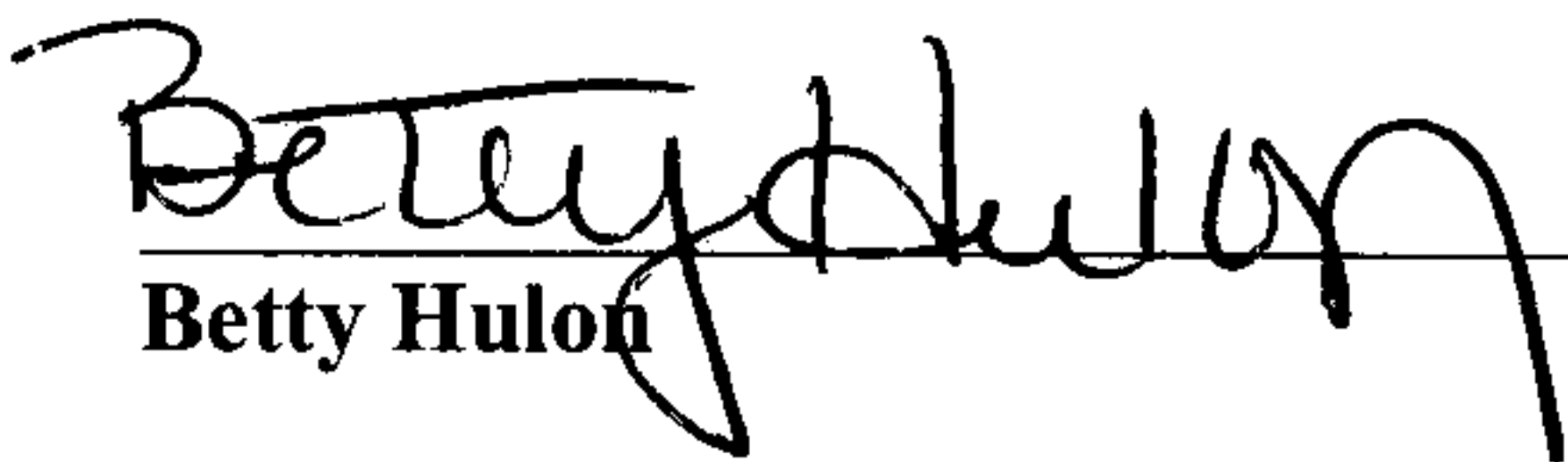
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this 23rd day of January, 2010 .

_____(Seal)

_____(Seal)


Betty Hulon

_____(Seal)

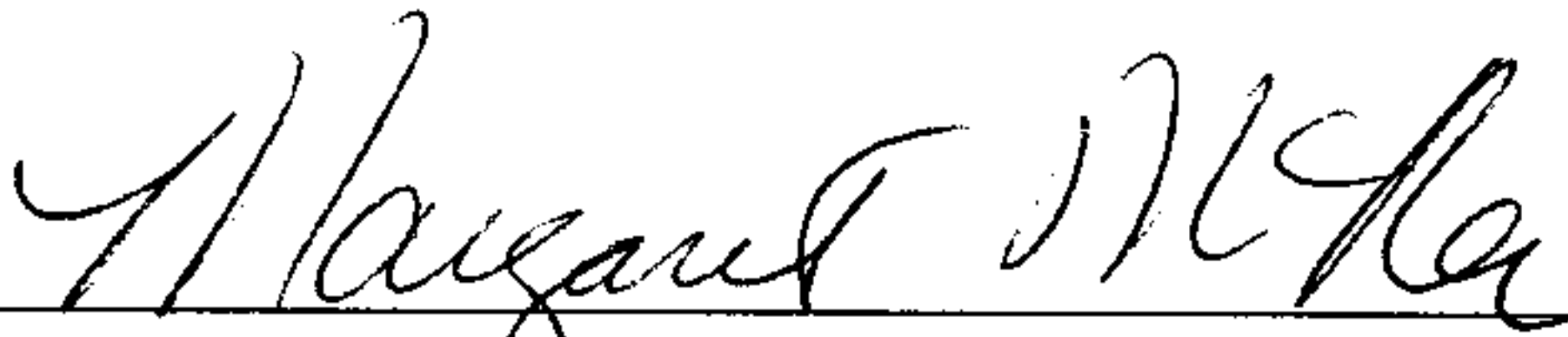
STATE OF ALABAMA

General Acknowledgement

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Betty Hulon. an unmarried woman** , 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/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of January, 2010.



Margaret McRee, Notary Public
My Commission Expires: 2-5-11

Shelby County, AL 02/08/2010
State of Alabama
Deed Tax : \$5.00

