

Send tax notice to: Winston Rowe, 137 Twin Oaks Circle, Chelsea, AL 35043

This instrument was prepared by: Duell Law Firm, LLC, 4320 Eagle Point Pkway, Birmingham,
AL 35242

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two hundred fifteen thousand and no/100 (\$215,000.00)** Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we **Marcus L. Hunt and his wife Rachel M. Hunt** (herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

Winston Rowe

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

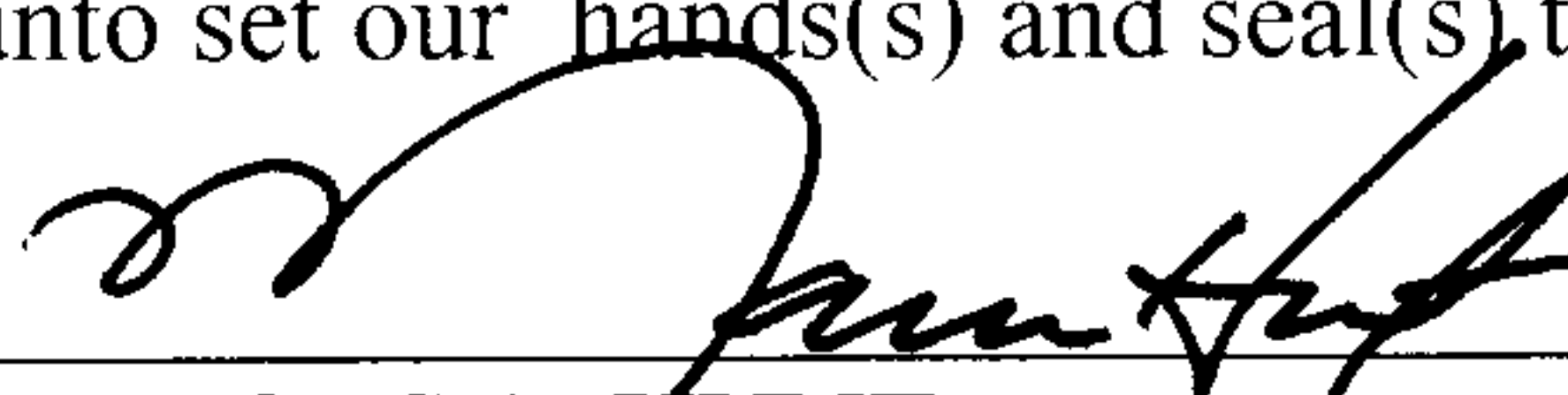
Subject to: All easements, restrictions and rights of way of record.

\$211,105.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 we have hereunto set our hands(s) and seal(s) this ____ day of May, 2010.


(Seal)
MARCUS L. HUNT


(Seal)
RACHEL M. HUNT

Deed Tax : \$4.00

State of Alabama
County of SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marcus L. Hunt and his wife Rachel M. Hunt 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 conveyance they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of May, 2010.

My commission expires: 11/5/2013



NOTARY PUBLIC

EXHIBIT A

Lot 15, according to the Survey of Twin Oaks, as recorded in Map Book 22, Page 108, in the Probate Office of Shelby County, Alabama.

Less and Except:

Part of Lot 15, of Twin Oaks as recorded in Map Book 22, Page 108, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Begin at the Northeast corner of Lot 15, said point also being on the Southerly right-of-way line of Twin Oaks Circle; thence in a Southeasterly direction along the Northeasterly line of said Lot 15, a distance of 174.28 feet to the Southeasterly corner of said Lot 15; thence 164 degree(s) 27 minute(s) 46 second(s) right in a Northwesterly direction a distance of 84.75 feet; thence 25 degree(s) 58 minute(s) 44 second(s) right in a Northwesterly direction a distance of 44 feet; thence 6 degree(s) 11 minute(s) 01 second(s) right in a Northwesterly direction, a distance of 51.49 feet to the point of beginning; being situated in Shelby County, Alabama.



20100521000160870 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
05/21/2010 10:54:46 AM FILED/CERT