

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Joshua Lea Hamner
~~667 Wildwood Trace~~ 7686 Hwy 280
~~Shelby, AL 35068~~ Memphis, TN Ala
35018

WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Fifty Thousand dollars and Zero cents (\$50,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Wales W. Bell, a married man(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Joshua Lea Hamner and Evan Lance Cummings (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2010 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$44,000.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS SPOUSE.

TO HAVE AND 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 person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 15th day of June, 2010.

_____ (SEAL)	<u>Wales W. Bell</u> (SEAL)
_____ (SEAL)	_____ (SEAL)
_____ (SEAL)	_____ (SEAL)
	_____ (SEAL)

STATE OF ALABAMA

} General Acknowledgment

SHELBY COUNTY

I, Mike T. Atchison, a Notary Public in and for the said County, in said State, hereby certify that Wales W. Bell 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 conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of June, 2010.

My commission expires: 10/16/2012

Mike T. Atchison
Mike T. Atchison, Notary Public

Shelby County, AL 06/17/2010
State of Alabama
Deed Tax : \$6.00



20100617000192390 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
06/17/2010 10:40:48 AM FILED/CERT

EXHIBIT A

A parcel of land in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 18, Township 24 North, Range 15 East, Shelby County, Alabama, being more particularly described as follows:

Commencing at the Northeast corner of said SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 18; thence South 01 degree 56 minutes 20 seconds East, along the East line of said Sixteenth Section, a distance of 176.12 feet to the point of beginning in the center of Richard Porter Drive (also known as Wilderness Trail); thence along the center of Richard Porter Drive the following courses: South 76 degrees 28 minutes 38 seconds West, a distance of 50.10 feet; South 46 degrees 43 minutes 35 seconds West a distance of 310.48 feet; South 35 degrees 13 minutes 35 seconds West, a distance of 96.58 feet; South 19 degrees 47 minutes 13 seconds West, a distance of 403.31 feet; thence North 00 degrees 00 minutes 00 seconds East, passing at 26.57 feet to a $\frac{1}{2}$ " rebar set, with a cap stamped "S. Wheeler CA 0502", a total distance of 490.12 feet to a $\frac{1}{2}$ " rebar set, with a cap stamped "S. Wheeler CA 0502", on the East line of said Sixteenth Section; thence North 01 degrees 56 minutes 20 seconds West, passing at 657.80 feet to a $\frac{1}{2}$ " rebar set, with a cap stamped "S. Wheeler CA 0502", a total distance of 683.32 feet to the point of beginning. According to survey dated 11/10/03 by Sid Wheeler, PLS No. 16165.



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