

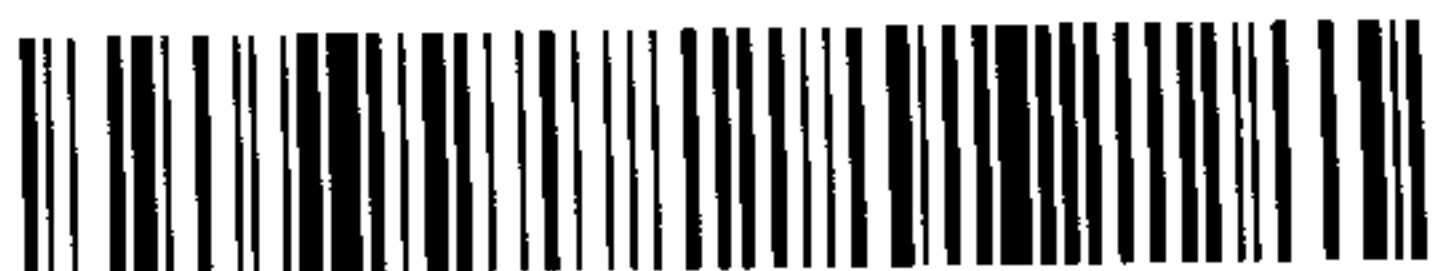
\$ 5,000.00

SEND TAX NOTICE TO:

This instrument prepared by:
Charles C. Dawson, Jr.
19 Richard Arrington, Jr. Blvd N.
Birmingham, AL 35203

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20101004000324900 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
10/04/2010 09:36:26 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS THAT, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration to them in hand paid by the Grantee hereinbelow named, the receipt whereof is hereby acknowledged, the undersigned **Roland O'Neal Hines, a married man**, as Grantor, does hereby grant, bargain, sell and convey unto **Debora Louise Hines Davis, a married woman**, as Grantee in fee simple, together with every contingent remainder and right of reversion, subject to the conditions, limitations and restrictions set out below, the following described real property located in Shelby County, Alabama, to-wit:

Commence at the Northeast Corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 29, Township 19 South, Range 1 West as the POINT OF BEGINNING; thence run South with and along the East boundary line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 534.40 feet to the Northwest right-of-way of Shelby County Hwy. No. 11; thence turn 55°48' right and run with and along said right-of-way a distance 137.44 feet; thence turn 102°54' right and run a distance of 259.16 feet; thence turn 30°44' right and run a distance of 372.30 feet to the North boundary line of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence turn 74°07' right and run a distance of 93.60 feet to the POINT OF BEGINNING; said parcel being that same parcel conveyed to Ruby Louise Hines and Roland O'Neal Hines by Jewel Blackerby according to a deed executed the 11th day of September, 1968, and recorded in the Office of the Judge of Probate for Shelby County, Alabama, in Deed Book 254, Page 843.

LESS AND EXCEPT that parcel conveyed to Ricky C. Hines and Sherri L. Hines by Ruby Louise Hines and Roland O'Neal Hines according to a deed executed the 29th day of July, 1978, and recorded in the Office of the Judge of Probate for Shelby County, Alabama, in Deed Book 313, Page 917, and which parcel was subsequently conveyed by Ricky C. Hines and Sherri L. Hines to Ricky C. Hines according to a deed executed the 31st day of August, 1995, and recorded in the Office of the Judge of Probate for Shelby County, Alabama, as Instrument # 1995-27575, being more particularly described as follows: COMMENCE at the Northeast corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 29, Township 19 South, Range 1 West; thence run South with and along the East boundary line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 448.75 feet to the POINT OF BEGINNING; thence continue along the last described course a distance of 85.65 feet to a point on the North right-of-way of Shelby County Hwy. No. 11; thence turn 55°48' right and run in a Southwesterly direction with and along said right-of-way a distance of 137.44 feet to a point in the centerline of Shelby County Hwy. No. 377; thence turn 107°54' right and run a distance of 156.17 feet to a point; thence turn 101°36' right and run a distance of 157.97 feet to the POINT OF BEGINNING; less and except prescriptive rights for Shelby County Hwy. No. 377; containing .385 acres, more or less.

--AND--

LESS AND EXCEPT that parcel conveyed to Gene O'Neal Hines and Patricia Renee Hines by Ruby Louise Hines and Roland O'Neal Hines according to a deed executed the 19th day of August, 1983, and recorded in the Office of the Judge of Probate for Shelby County, Alabama, in Deed Book 349, Page 312; and which parcel was subsequently conveyed to Gene O'Neal Hines by Patricia Renee Hines according to a Quit Claim Deed executed the 13th day of February, 1986, and recorded in the Office of the Judge of Probate for Shelby County, Alabama, in Real Property Book 97, Page 227; and which parcel was subsequently conveyed to Gene O'Neal Hines and Cheryl Kreisch Hines by Gene O'Neal Hines according to a deed executed on the 24th day of October 1997, and recorded in the Office of the Judge of Probate for Shelby County, Alabama, as Instrument # 1997-34648; and which parcel was subsequently conveyed to Keith C. Hines by Gene O'Neal Hines according to a deed executed on the 2nd day of April 1999, and recorded in the Office of the Judge of Probate for Shelby County, Alabama, as Instrument # 1999-15083; and which parcel was subsequently conveyed to Chasity Peper and Kurt Peper by Keith C. Hines according to a deed executed on the 12th day of May 2006, and recorded in the Office of the Judge of Probate for Shelby County, Alabama, as Instrument # 20060606000267470; being more particularly described as follows: COMMENCE at

the Northeast corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 29, Township 19 South, Range 1 West, it being the POINT OF BEGINNING; thence run South along the East boundary line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 321.96 feet to a point; Thence turn 90°46'57" Right and run West a distance of 176.30 feet to a point in the centerline of a public road; thence turn 103°50'02" right and run in a Northeasterly direction with and along the centerline of said public road a distance of 327.79 feet to a point on the North boundary line of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence turn 73°55'56" right and run East with and along said North boundary line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 93.60 feet to the POINT OF BEGINNING; less and except a 20 feet wide access easement commencing at the Northeast corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 29, Township 19 South, Range 1 West; thence run South with and along the East boundary line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 321.96 feet to a point; thence turn 90°46'57" Right and run West a distance of 112.30 feet to the POINT OF BEGINNING of the centerline of said 20 feet wide access easement; thence turn 51°46'12" left and run 102.90 feet to the centerline of a paved public road and the END of said access easement description. Said easement being 20 feet wide, 10 feet on either side of the centerline of the above-described easement.

(THIS DEED IS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR BINDER AND THE DESCRIPTIONS HEREIN ARE TAKEN FROM THE HISTORICAL INFORMATION CONTAINED IN THE PRIOR DEEDS REFERENCED AND WITHOUT THE BENEFIT OF A SURVEY OF ANY PORTION HEREIN DESCRIBED.)

The Grantor reserves unto himself a life estate in and to the above-described property, together with the possession and the use and benefit thereof and the rents and profits therefrom, so long as he shall live.

I have not omitted anyone from the provisions of this deed through oversight; to the contrary, I hereby declare that I have carefully considered all of my relations and all relevant circumstances in the ordering of my property as I am doing in this deed.

Subject to any valid adverse title as to minerals, oil or mining rights, easements or rights of way, covenants running with the land, encroachments or other matters or defects shown by a survey of said property, together with all and singular the tenements, hereditaments, rights, members, privileges, and appurtenances thereunto belonging, or in any way appertaining, to have and to hold the same unto the Grantee in the manner and interest as set forth and stated hereinabove, and to the heirs and assigns of such Grantee forever, together with every contingent remainder and right of reversion.

And the Grantor does for himself and his heirs, executors, and administrators covenant with the Grantee, her heirs and assigns, that he is lawfully seized in fee simple of said premises; that they are free of all encumbrances unless otherwise noted above; that he have a good right to sell and convey the same as aforesaid; that he will and his heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons; however any matter, condition or limitation set out hereinabove is excepted from any warranty.

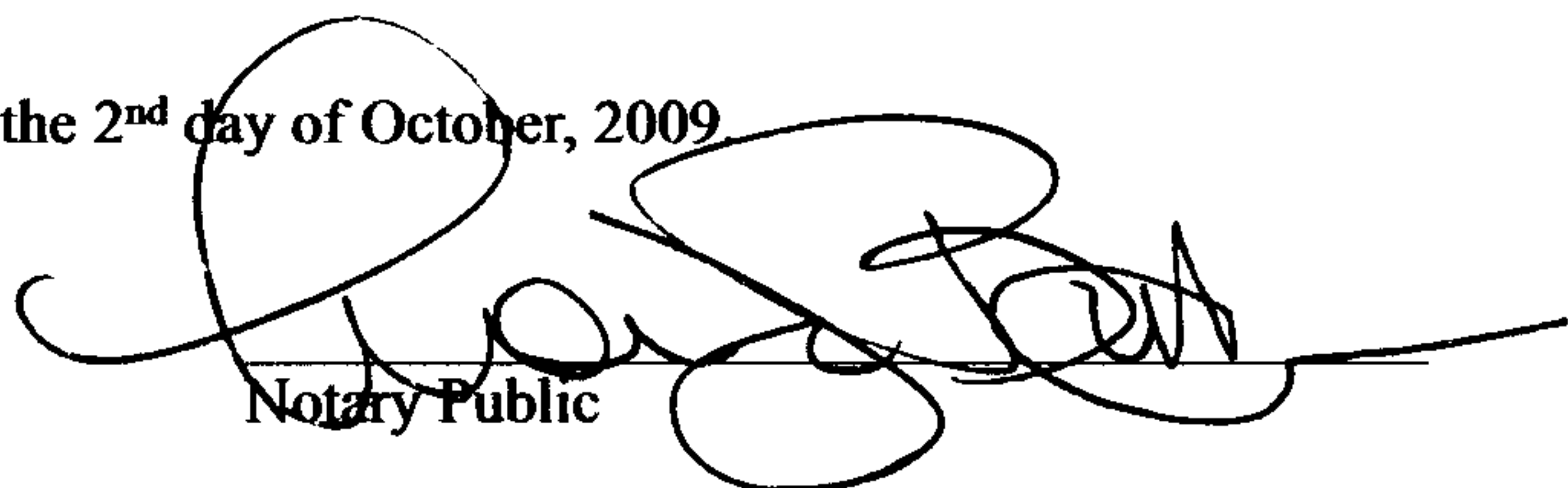
IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 2nd day of October, 2009.


Roland O'Neal Hines, Grantor

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority in and for said County and State, do hereby certify that Roland O'Neal Hines, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 2nd day of October, 2009


Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 15, 2011
BONDED TERNOTARY PUBLIC UNDERWRITERS