

This instrument was prepared without
Examination of title by:
Lisa H. Dorough, Esquire
Dominick, Fletcher, Yeilding,
Wood & Lloyd, P.A.
2121 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice To:

\$5,000.00

STATE OF ALABAMA)
 :
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration in hand paid to the undersigned **JAMES F. DONOVAN, an unmarried man, by and through his attorney-in-fact, Patricia Donovan Hope** (hereinafter "Grantor"), the receipt whereof is hereby acknowledged, the Grantor hereby gives, grants, bargains, sells and conveys unto **PATRICIA DONOVAN HOPE and TIMOTHY FRANKLIN DONOVAN** (hereinafter "Grantees") EACH an undivided one-half percent (0.5 percent) interest (being conveyance of a total of one percent (1%) interest in the Property) in the following described real property located in Shelby County, Alabama and legally described as follows:

SEE ATTACHED EXHIBIT "A" (the "Property")

The Property is conveyed subject to:

1. Any and all assessments and ad valorem taxes for 2010 and subsequent years;
2. Any mining and mineral rights not owned by Grantors;
3. Any and all matters shown by the public record.

TO HAVE AND TO HOLD, unto each of the Grantees said undivided one-half percent (0.5 percent) interest (being a total conveyance of a one percent interest in the Property) in fee simple.



20101228000434550 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
12/28/2010 01:26:50 PM FILED/CERT

{W0258822.1\06385-00001}

Shelby County, AL 12/28/2010
State of Alabama
Deed Tax: \$5.00

IN WITNESS WHEREOF, said Grantor has hereunto set his hands and seal
this 2nd day of December, 2010.

GRANTOR:

James F. Donovan

James F. Donovan, by and through his attorney-in-fact

Patricia Donovan Hope

Patricia Donovan Hope

STATE OF ALABAMA)

:

JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County and State, hereby
certify that **JAMES F. DONOVAN, by and through PATRICIA DONOVAN
HOPE, his attorney-in-fact**, 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 this instrument voluntarily signed her name, as attorney in fact, on the day
the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this
2nd day of December, 2010.

Bonita G. Whitfield
NOTARY PUBLIC

My Commission Expires: 7-1-2011

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20101228000434550 2/3 \$23.00
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EXHIBIT "A"
Legal Description of the Parcel (Hamburger Heaven)

Commence at the Southeast corner of Section 31, Township 18 South, Range 1 West, thence run North along the East line of said Section a distance of 1663.70 feet; thence turn an angle of 90 degrees 18 minutes 08 seconds to the left and run a distance of 533.53 feet to the point of beginning; thence continue in the same direction a distance of 265.53 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 271.52 feet to the North right of way line of U.S. Highway 280; thence turn an angle of 96 degrees 52 minutes to the left and run along said Highway right of way a distance of 267.45 feet; thence turn an angle of 83 degrees 08 minutes to the left and run a distance of 239.54 feet to the point of beginning. Situated in the Northeast quarter of the Southeast quarter of Section 31, Township 18 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama; being situated in Shelby County, Alabama.

LESS AND EXCEPT:

Commence at the Southeast corner of Section 31, Township 18 South, Range 1 West; thence run North along the East line of said Section a distance of 1663.70 feet; thence turn left 90 degrees 18 minutes 08 seconds and run West 533.53 feet; thence turn left 90 degrees 00 minutes 00 seconds and run South 239.54 feet; thence turn 83 degrees 08 minutes 00 seconds right and run Westerly along the North Right of Way line of U.S. Highway 280 24.75 feet to the Point of Beginning; thence continue Westerly 120.00 feet; thence turn 96 degrees 52 minutes 00 seconds right and run North 256.70 feet; thence turn 90 degrees 00 minutes 00 seconds right and run Easterly 119.14 feet; thence turn 90 degrees 00 minutes 00 seconds right and run South 242.36 feet to the Point of Beginning.



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