

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

Send Tax Notice To:

\$5,000.00

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

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 a conveyance of a total of 1% percent interest in the Property to both Grantees) in the following described real property located in Shelby County, Alabama and legally described as follows:


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 (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 Grantor;
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 in fee simple (being a total conveyance of a one percent interest in the Property to both Grantees).

{W0258821.1\06385-00001}

  
20101228000434560 1/2 \$20.00  
Shelby Cnty Judge of Probate, AL  
12/28/2010 01:26:51 PM FILED/CERT

2<sup>nd</sup> IN WITNESS WHEREOF, said Grantor has hereunto set his hands and seal this  
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 on the day the same bears date.

2<sup>nd</sup> IN WITNESS WHEREOF, I have hereunto set my hand and seal  
day December, 2010.

Bonita L. Whitaker  
NOTARY PUBLIC  
My Commission Expires: 7-1-2011

  
20101228000434560 2/2 \$20.00  
Shelby Cnty Judge of Probate, AL  
12/28/2010 01:26:51 PM FILED/CERT