

WARRANTY DEED

20110114000014850 1/4 \$56.00
Shelby Cnty Judge of Probate, AL
01/14/2011 01:38:02 PM FILED/CERT

STATE OF ALABAMA

*

*

COUNTY OF SHELBY

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Know All Men By These Presents: That in consideration of Ten Dollars and other good and valuable consideration to the undersigned Grantor, **JOHN HUDSON BOUCHILLON, 1717 Lakeview Avenue, Pensacola, Florida 32503**, in hand paid by the Grantee herein, the receipt where is acknowledged, I (herein referred to as Grantor), do grant, bargain, sell and convey unto **J. HUDSON HINES, Post Office Box 23, Beatrice, Alabama 36425**, herein referred to as Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

Shown as Parcels 5 & 6 as shown on that previous executor's deed as recorded as Instrument Number 20020501000204430 at page 1/3 83.00.

Lots 1 & 4 of Block 4, together with that portion of Lot 5 , Block 4, according to the survey of Cedar Grove Estates, First Edition, as recorded in Map Book 2, at page 22 in the Probate Office of Shelby County, Alabama.

A plat of the property proposed to be conveyed under this instrument is shown on the attached Exhibit A.

This conveyance is made subject to any prior reservations, mineral conveyances, restrictions, rights of way, easements, and any other covenants appearing of record on the aforesaid property.

Said property does not constitute any portion of the homestead of the Grantors.

To Have and to Hold to the said Grantees, their heirs and assigns forever.

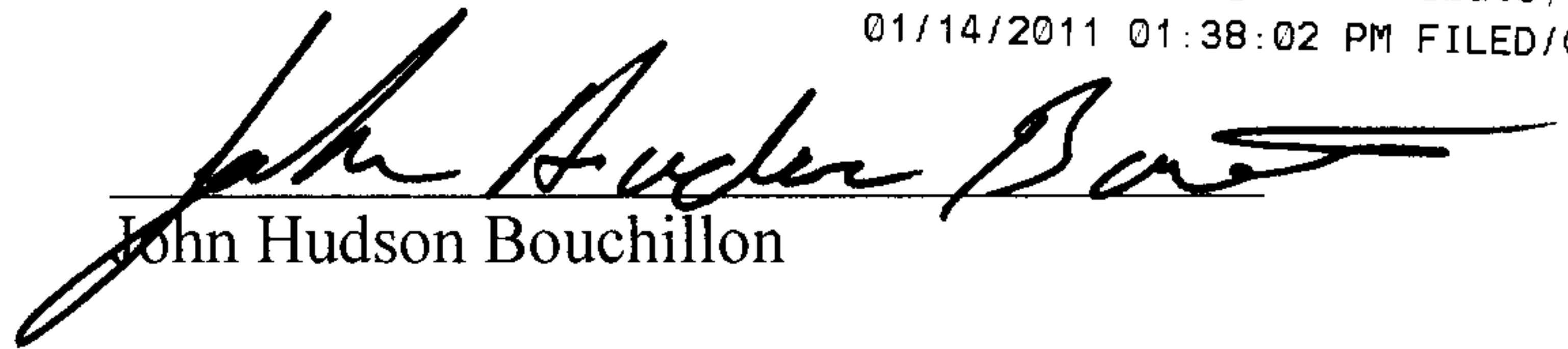
And do, for myself and for my heirs, executors and administrators, covenant with said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, my heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this 30th day of December, 2010.

Shelby County, AL 01/14/2011
State of Alabama
Deed Tax: \$35.00



20110114000014850 2/4 \$56.00
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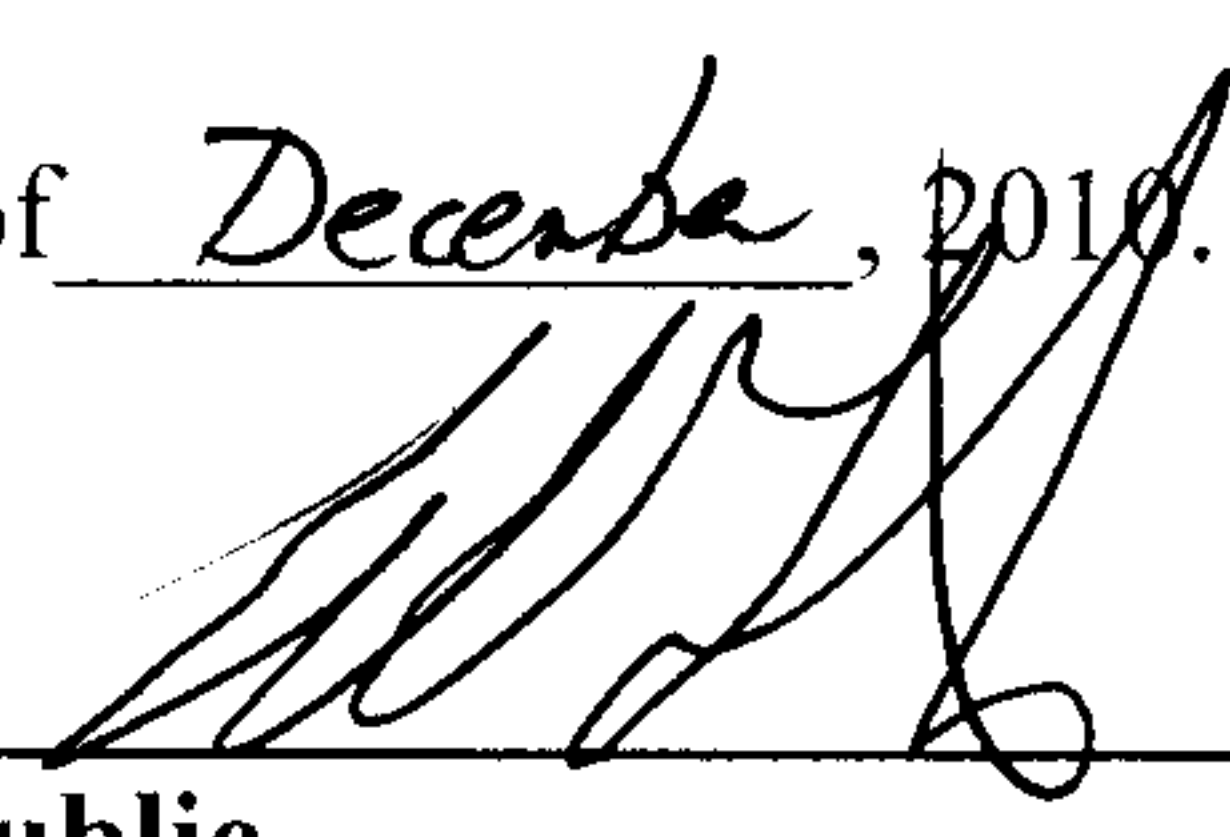

John Hudson Bouchillon

STATE OF ALABAMA)

COUNTY OF MONROE)

I, DAVID F. STEELE, a Notary Public in and for said County, in said State, certify that, John Hudson Bouchillon 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 the date.

Given under my hand this the 30th day of December, 2010.



Notary Public
My commission expires: 10/16/2012

THIS INSTRUMENT PREPARED BY:
STEELE, STEELE & STEELE
David F. Steele
Post Office Box 724
Monroeville, Alabama 36461
(251)575-4021

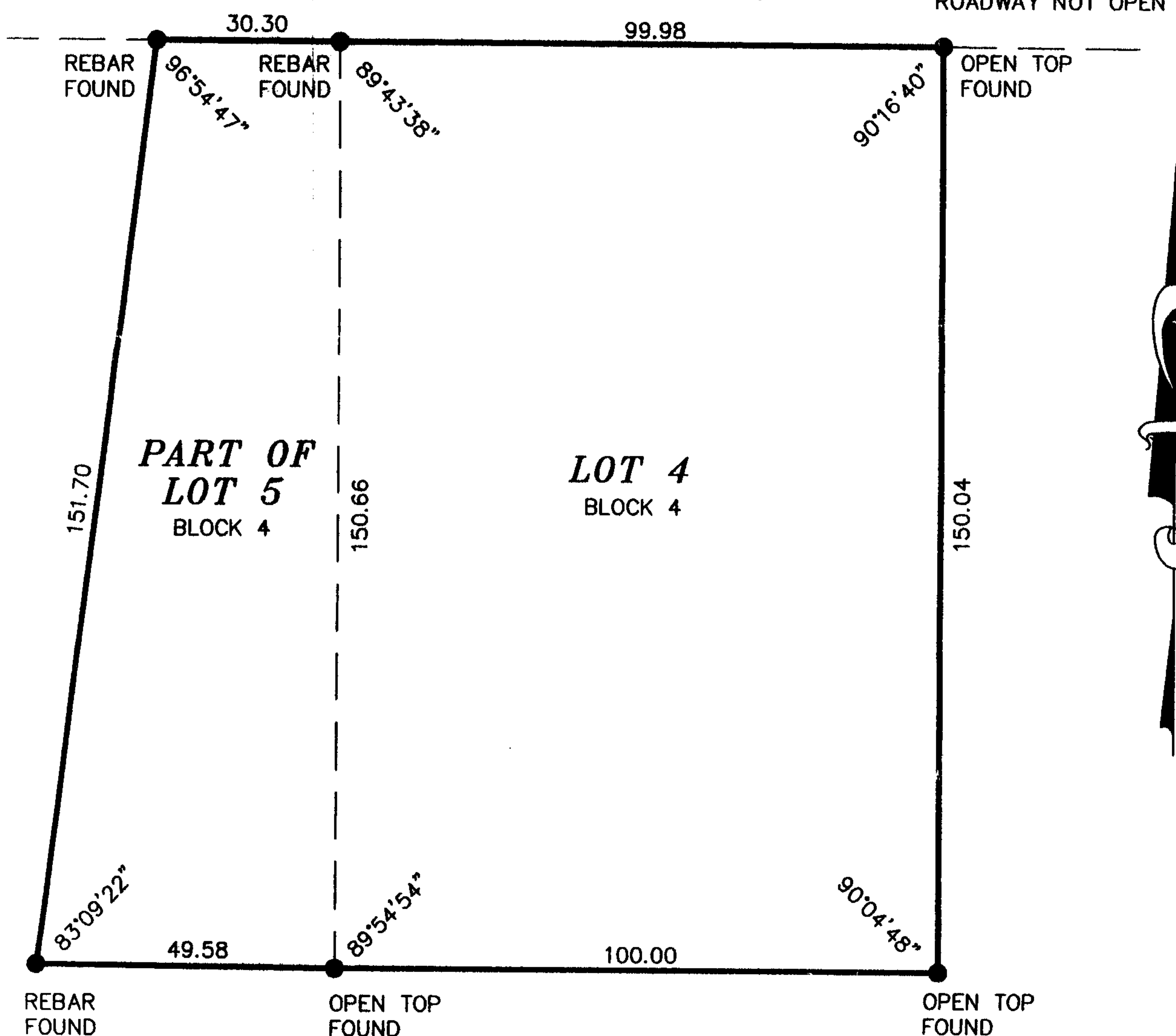


20110114000014850 3/4 \$56.00
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12TH AVENUE N.E.

30' ROW

(FORMALY 1ST STREET)



LOT SURVEY

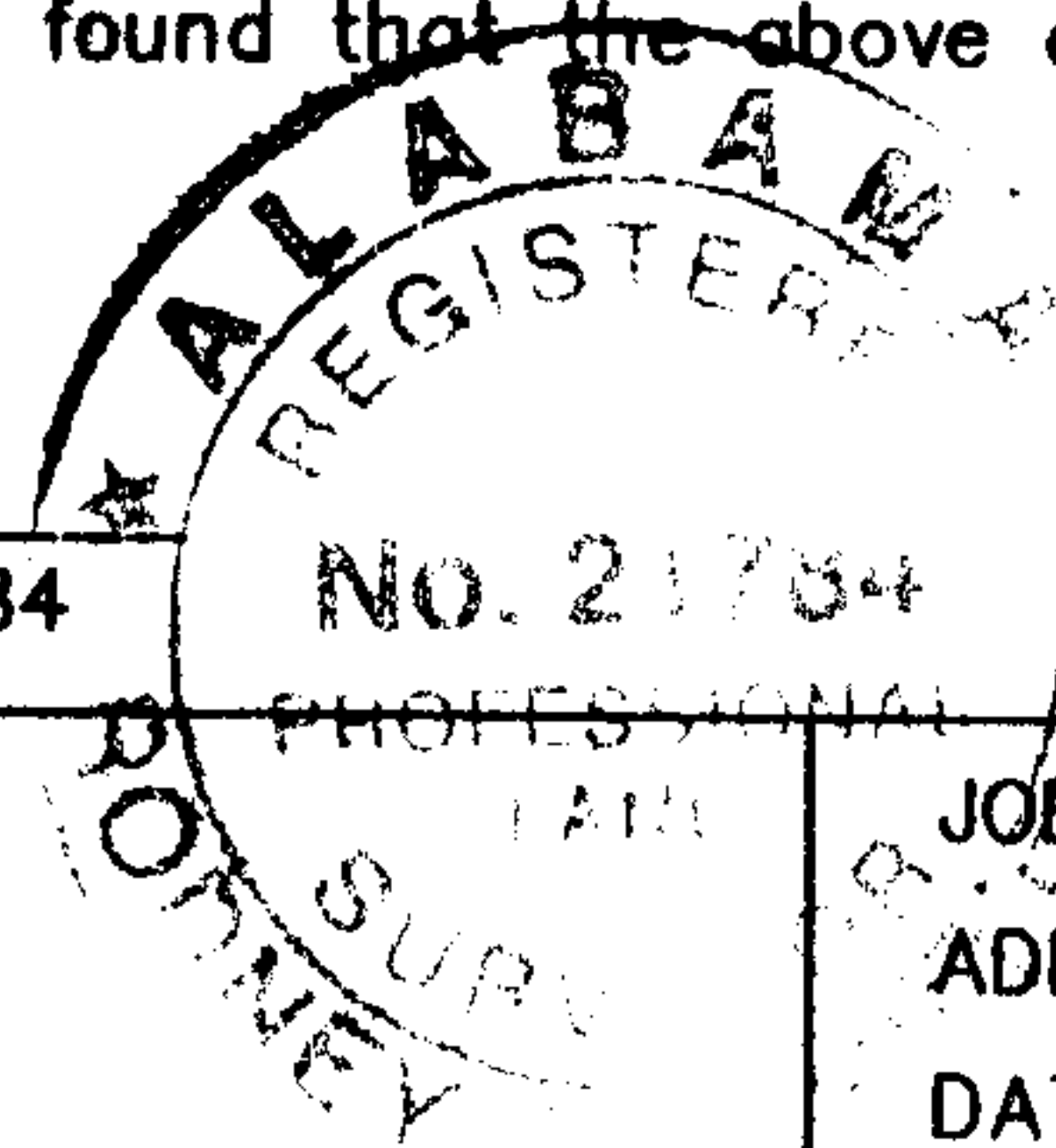
I, Rodney Y. Shiflett, a Registered Professional Land Surveyor in the State of Alabama do hereby certify that this is a true and correct plat of my survey as shown hereon. That there are no visible encroachments of any kind upon the subject lot except as shown hereon, excluding utility service lines, wires or pipes that serve the subject lot only that are within dedicated easements or rights of way. That steel corners have been found or installed at all lot corners. I further certify that this survey and this plat meet the minimum technical standards for the practice of land surveying the the State of Alabama, the correct legal description being as follows:

Lot 4, Block 4 of Cedar Grove Estates, First Addition, as recorded in Map Book 4, Page 22, in the Office of the Judge of Probate of Shelby County, Alabama and part of Lot 5 of Cedar Grove Estates, First Addition, as recorded in Inst. #1994-26953, in the Office of the Judge of Probate of Shelby County, Alabama.

I further certify that I have consulted the Federal Insurance Rate Map (F.I.R.M.) Community Panel #01117C 0218 D, Zone 'X', dated September 29, 2006, and found that the above described Parcel does not lie in a Flood Hazard Zone.

Rodney Y. Shiflett
Rodney Y. Shiflett

Al. Reg. #21784



LEGEND

- IRON PIN SET
- IRON PIN FOUND
- ROW RIGHT-OF-WAY
- ℄ CENTER LINE
- ⊙ UTILITY POLE
- U — OVERHEAD UTILITIES
- (M) FIELD MEASURED
- (P) PLAT / RECORDED MAP

JOB NO. 09052

ADDRESS

DATE 2/26/09

SCALE 1" = 30'

DRAWN BY H. LETTS

CHECK BY R.Y.S.

RODNEY SHIFLETT SURVEYING

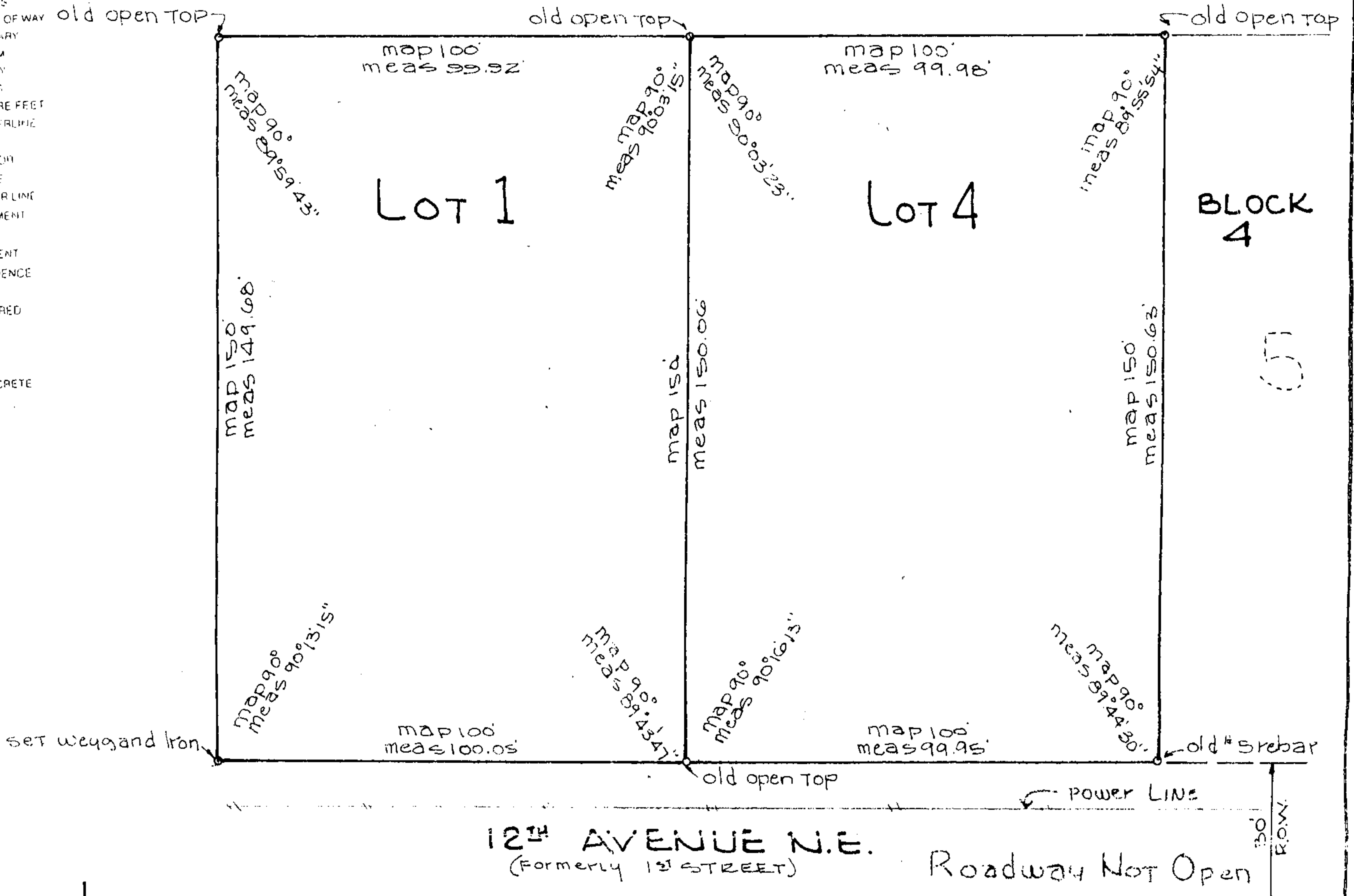
P.O. BOX 204
COLUMBIANA, ALABAMA 35051
TEL. 205-669-1205 FAX. 205-669-1298

LEGEND

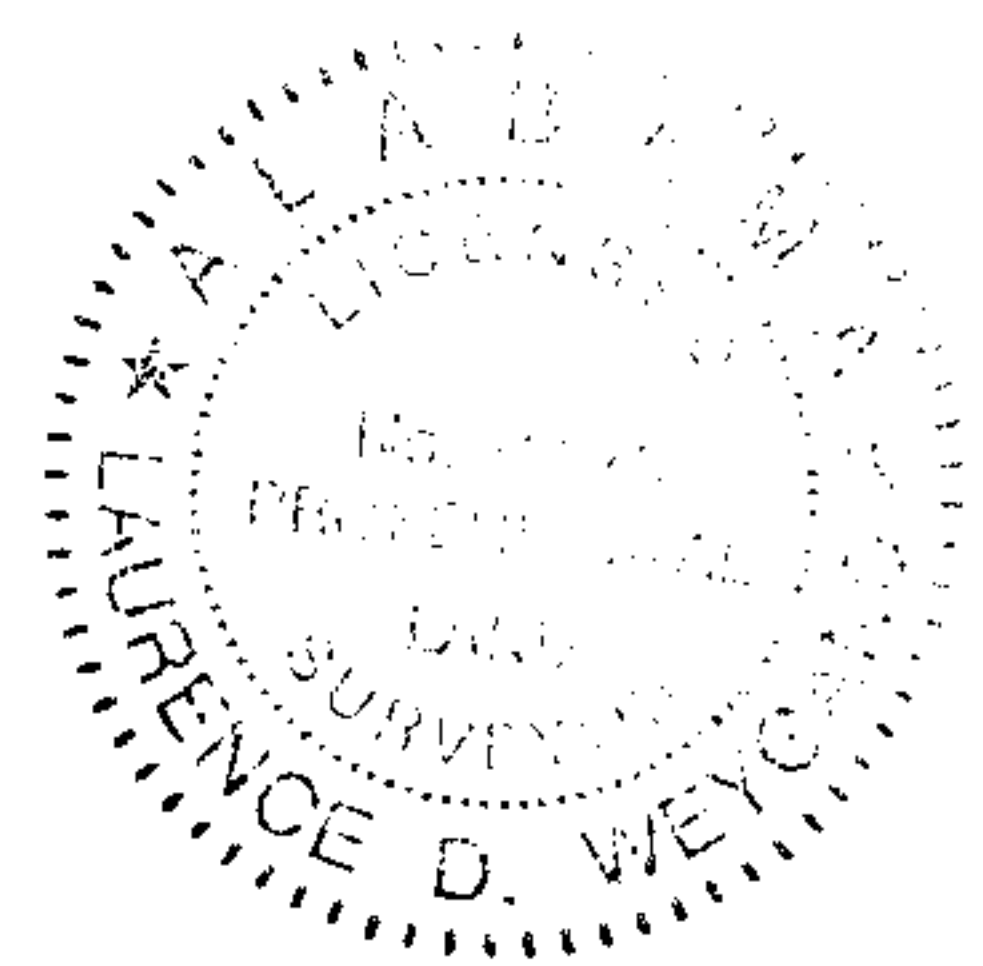
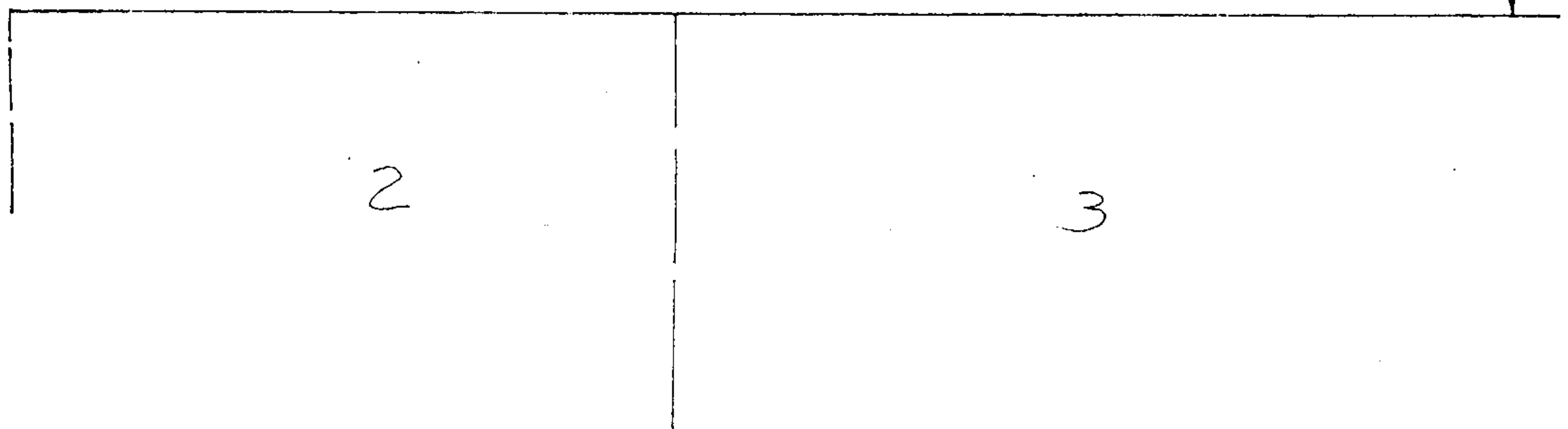
ASPH	ASPHALT
BLDG	BUILDING
CLC	CALCULATED
DEAD	DEAD END
DIR	DIRECTION
DIS	DEFLECTION
DLTA	DELTA
EASE	EASEMENT
EWALL	HEADWALL
EXT	EXTENSION
MANH	MANHOLE
OVER	OVERHANG
PORCH	PORCH
RADIUS	RADIUS
RIGHT	RIGHT OF WAY
SANIT	SANITARY
STORM	STORM
UTILITY	UTILITY
ACRES	ACRES
SQ. FEET	SQUARE FEET
FEATHER	FEATHER
COIL	COIL
ANCHOR	ANCHOR
CEMENT	CEMENT
POWER	POWER LINE
PAVEMENT	PAVEMENT
WITH	WITH
TANGENT	TANGENT
RESIDENCE	RESIDENCE
LIGHT	LIGHT
COVERED	COVERED
DECK	DECK
CONCRETE	CONCRETE
WALL	WALL



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Scale: 1"=30'



"CLOSING SURVEY"

STATE OF ALABAMA)
SHELBY COUNTY)

I, Laurence D. Weygand, a registered Engineer-Land Surveyor, or Ray Weygand, a Registered Land Surveyor, hereby certify that I have surveyed Lot 1 & 4, Block 4, AMENDED MAP OF A PORTION OF FIRST ADDITION TO OAK GROVE ESTATES as recorded in Map Volume 4, Page 22, in the Office of the Judge of Probate, Shelby County, Alabama; that there are no rights-of-way, easements or joint driveways over or across said land visible on the surface except as shown; that there are no electric or telephone wires (excluding wires which serve the premises only) or structures or supports therefor, including poles, anchors and guy wires, on or over said premises except as shown; that I have consulted the Federal Insurance Administration "Flood Hazard Boundary Map" and found that this property is not located in "a special flood hazard area"; that there are no encroachments on said lot except as shown and that improvements are located as shown above. I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief; according to my survey of June 27, 2007.

Survey invalid if not sealed in red.

Order No.: 99699

Purchaser:

Address: 12th AVENUE N.E.

Flood Zone: X Map Number: 0112C 0218 D

Laurence D. Weygand
Laurence D. Weygand, Reg. P.E.-L.S. #10373
Ray Weygand, Reg. L.S. #24973
169 Oxmoor Road, Homewood, AL 35209
Phone: (205) 942-0086 Fax: (205) 942-0087
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Note: (a) No title search of the public records has been performed by this firm and land shown hereon was not abstracted for easements and/or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the public records of said county and/or city. (b) All bearings and/or angles, are deed/record map and actual unless otherwise noted. (c) Underground portions of foundations, footings, and/or other underground structures were not located unless otherwise noted. We do not look for underground sewers or flip manhole covers. (d) The shown north arrow is based on deed/record map.