

Send Tax Notice To:
Daniel M. Acker
895 10th Street W
Alabaster, Alabama 35007

This instrument was prepared by:
Laurie Boston Sharp,
ATTORNEY AT LAW, LLC
P. O. Box 567
Alabaster, AL 35007

Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)


THAT IN CONSIDERATION OF FORTY SEVEN THOUSAND AND NO DOLLARS (\$47,000.00) and other good valuable goods paid to the undersigned Grantors, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Ronald K. Henry** and wife, **Wanda Jo Henry**, who is one and the same person as Wand Jo Henry (herein referred to as Grantors), does grant, bargain, sell and convey unto **Daniel M. Acker and wife, Judith Acker, as joint tenants with right of survivorship** (herein collectively referred to as Grantees), the following described real estate (herein referred to as the Property), situated in the State of Alabama, County of Shelby , to-wit:

SEE EXHIBIT A, attached hereto and incorporated herein

SUBJECT TO THE FOLLOWING:

1. Taxes for 2011 and subsequent years.
2. Permits to Alabama Power Company recorded in Deed Book 225, Page 273.
3. Easement to Alabama Water Co. recorded in Deed Book 146, 211.
4. Easement to South Central Bell recorded in Deed Book 285, Page 508; Real Book 135, Page 942 and Real Book 156, Page 985.
5. 30-foot building set back line from 10th St. S.W.
6. Easements as shown on recorded plat.
7. Riparian rights incident to Buck Creek.
8. Any and all restrictions and/or easements of record.

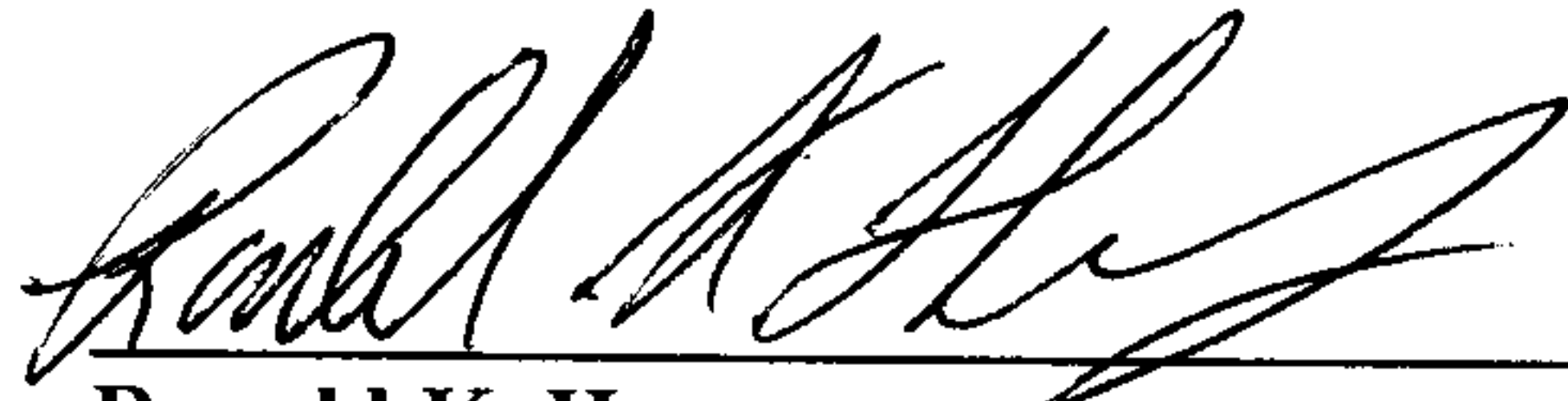
Shelby County, AL 05/06/2011
State of Alabama
Deed Tax: \$47.00


20110506000136890 1/3 \$65.00
Shelby Cnty Judge of Probate, AL
05/06/2011 09:26:51 AM FILED/CERT

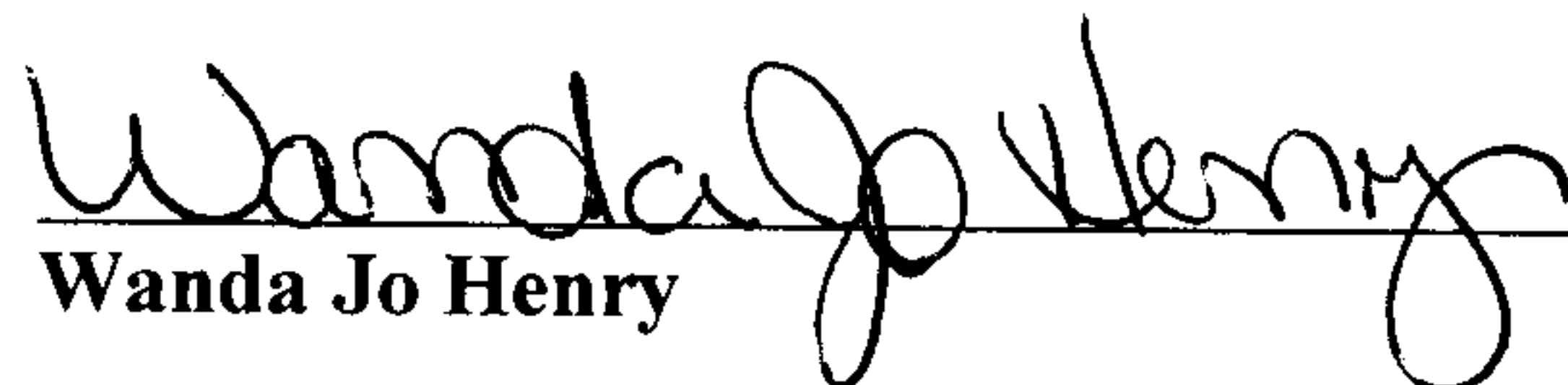
TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns, forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantors have neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantors.

IN WITNESS WHEREOF, the undersigned said Grantors, has executed this conveyance on this the 2nd day of May, 2011.



Ronald K. Henry

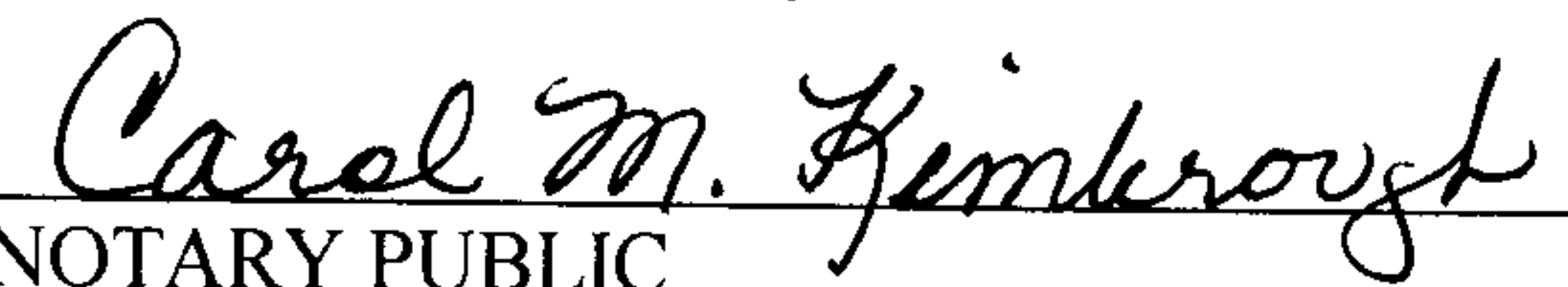


Wanda Jo Henry

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ronald K. Henry, a married man, 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 official seal this 2nd day of May, 2011.

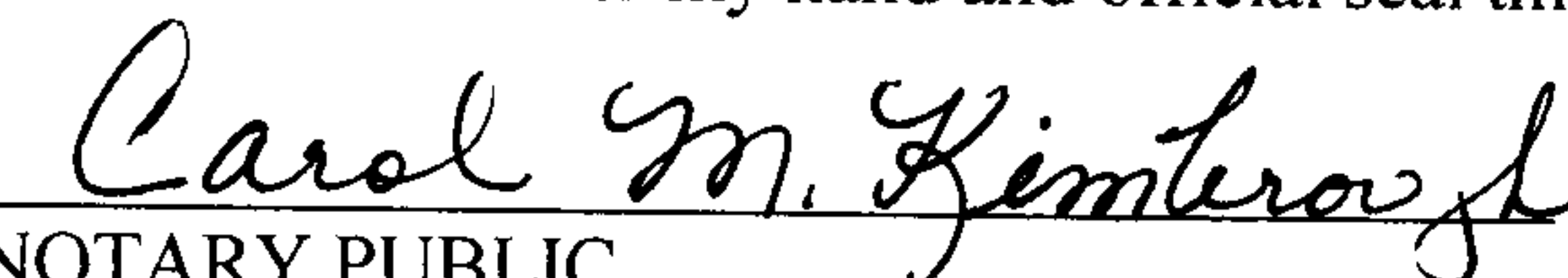


NOTARY PUBLIC
My commission expires: 2-2-2013


STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Wanda Jo Henry, a married woman, 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, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of May, 2011.



NOTARY PUBLIC
My commission expires: 2-2-2013


20110506000136890 2/3 \$65.00
Shelby Cnty Judge of Probate, AL
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SCHEDULE A

File No.: S-11-18883


Commitment No.: C-S-11-18883

EXHIBIT A

Lot 2, according to the Survey of Buck Creek Plantation, as recorded in Map Book 32, Page 147, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with an unrestricted easement for ingress and egress and right of way for the benefit of Lot 2, according to the Survey of Buck Creek Plantation, as recorded in Map Book 32, Page 147, in the Office of the Judge of Probate of Shelby County, Alabama upon and cross the following described property, to-wit:

Commence at the NE corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama and run westerly along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 658.23 feet to the East R.O.W. line of 10th Street SW; thence turn 91 degrees 01 minute 13 seconds left and run in a southerly direction along said R.O.W. line for 822.32 feet to the NW corner Lot 3 as recorded in Shelby County Probate office Map Book 32, Page 147; thence turn 101 degrees 40 minutes 35 seconds left for 126.91 feet to the NE corner said Lot 3 and the Point of Beginning of a 15 foot Access Easement; thence continue along the last named course for 195.78 feet; thence turn 10 degrees 08 minutes 52 seconds left for 267.49 feet to the NW corner Lot 2 Map Book 32, Page 147; thence 90 degrees 00 minutes 00 seconds right in a southerly direction along the Western line of said Lot 2 for 15 feet; thence 90 degrees 00 minutes 00 seconds right for 268.82 feet; thence 10 degrees 08 minutes 52 seconds right for 197.87 feet to the East line of Lot 3 Map Book 32, Page 147; thence 93 degrees 19 minutes 10 seconds right in a northerly direction along the eastern line said Lot 2 for 15.02 feet to the Point of Beginning.



20110506000136890 3/3 \$65.00
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**STEWART TITLE
GUARANTY COMPANY**