

20120209000048890 1/3 \$51.50
Shelby Cnty Judge of Probate, AL
02/09/2012 12:28:34 PM FILED/CERT

This instrument was prepared by:
Mike T. Atchison, Attorney
PO Box 822
Columbiana AL 35051

Send Tax Notice to:
Gerald Hinkle
584 Reynolds Rd
Vincent, Ala 35078

STATUTORY WARRANTY DEED (CORPORATION)

State of Alabama)
Shelby County)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THIRTY THREE THOUSAND FIVE HUNDRED DOLLARS AND 00/100 (\$33,500.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged HOMESALES, INC., a Delaware Corporation (herein referred to as "Grantor", whether one or more than one), does grant, bargain, sell and convey unto GERALD HINKLE AND ANN HINKLE, (herein referred to as "Grantee", whether one or more than one), the real estate described on Exhibit A, attached hereto, subject to all matters set forth on Exhibit B, attached hereto.

TO HAVE AND TO HOLD to the said Grantee, their heirs and assigns forever, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that ****

IN WITNESS WHEREOF, the said Grantor, by its Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal this 30th day of JANUARY, 2012.

HOMESALES, INC.
By: [Signature]
Name:
Title: JOHN LAMARCA, V.P.

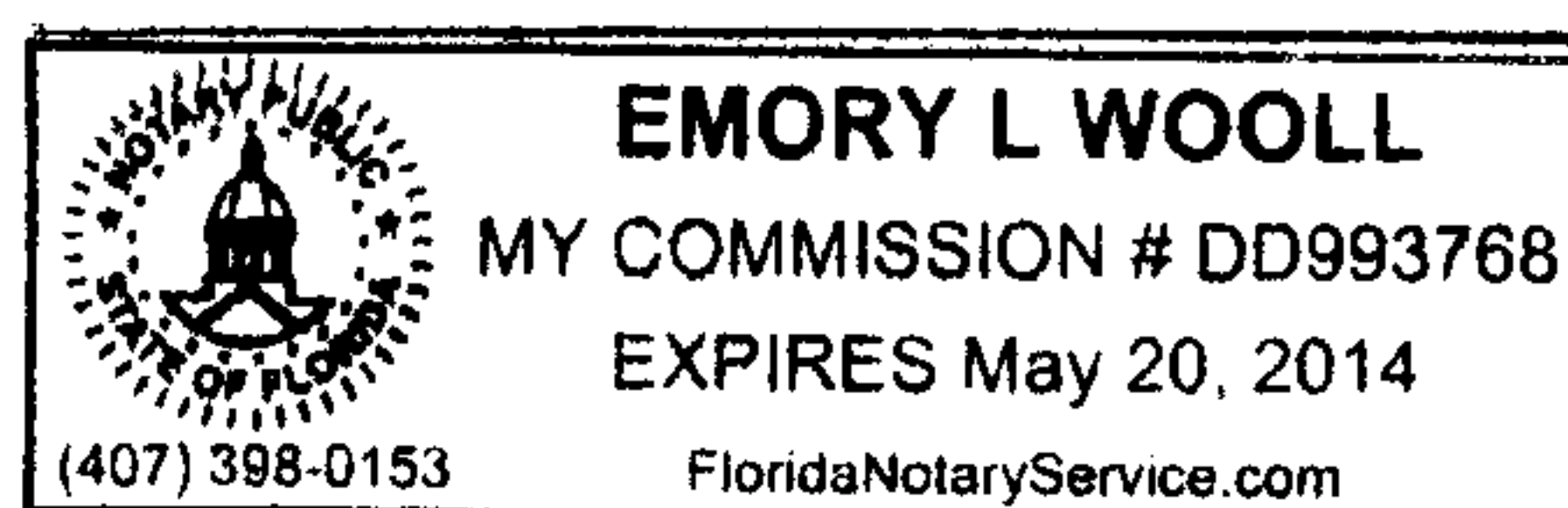
State of Florida)
Broward County)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John LaMorca, whose name as of HOMESALES, INC a Delaware Corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 30th day of JANUARY, 2012.

My Commission Expires: May 20, 2014

[Signature]
Notary Public



**** (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantee herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.



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EXHIBIT A

Legal Description

A parcel of land situated in the Southeast 1/4 of the Southeast 1/4 of Section 23, Township 21 South, Range 1 West, City of Columbiana, Shelby County, Alabama, being more particularly described as follows:

Commence at the intersection of the South right of way line of Sterrett Street and North Main Street (Shelby County Highway No. 47), City of Columbiana, Shelby County, Alabama; thence run South along said West right of way line a distance of 118.08 feet to a 1/2-inch open pipe at the point of beginning of the parcel herein described; thence turn right 89 degrees 39 minutes 29 seconds and run West parallel with Sterrett Street a distance of 248.8 feet to a 1/2-inch open pipe; thence turn a right interior angle of 90 degrees 20 minutes 31 seconds and run South parallel with North Main Street a distance of 119.61 feet to a 1/2-inch rebar in the centerline of a drainage ditch; thence turn a right interior angle of 90 degrees 43 minutes 19 seconds and run East along said centerline a distance of 248.87 feet to a 1/2-inch rebar on said West right of way line of North Main Street; thence turn a right interior angle of 89 degrees 16 minutes 41 seconds and run North along said right of way line a distance of 124.23 feet to the point of beginning.

According to survey of Steven H. Gilbert, RLS #17507, dated August 17, 1995.

Situated in Shelby County, Alabama.





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EXHIBIT B

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the real estate;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the real estate, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the real estate.

