


This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:
SUSAN HEBSON
1011 JIMS PLACE AT
ALABAMA, AL. 35207

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20160418000127000 1/2 \$207.00
Shelby Cnty Judge of Probate, AL
04/18/2016 02:33:06 PM FILED/CERT

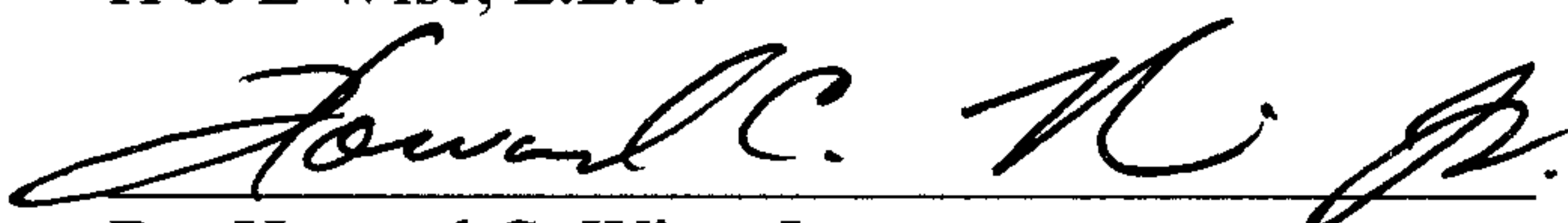
KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Ninety Thousand 00/100 Dollars (\$190,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, H & E Wise, L.L.C., whose mailing address is 39 Fairway Drive, Birmingham, AL 35213, herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Susan Hebson, (herein referred to as Grantee, whether one or more) whose mailing address is 1011 JIMS PLACE, ALABAMA, AL. 35207, the following described real estate, situated in Shelby County, Alabama, the Parcel ID Number of which is 05-4-19-0-00-015.003, to-wit:

Described on Exhibit A attached hereto incorporated by reference herein.

SUBJECT TO: (1) Taxes due in the year 2016 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) All matters involving Pioneer Lake Residential Association, Inc.; (4) Terms and conditions of ground lease of common area; (5) Riparian rights to Pioneer Lake and Hurricane Creek; (6) Mineral and mining rights not owned by the Grantor; and (7) Portions of the property conveyed which may lie in a flood plain.

TO HAVE AND TO HOLD to the said Grantee, her successors and assigns forever.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and seal, this the 14 day of April, 2016.

H & E Wise, L.L.C.

By: Howard C. Wise, Jr.
Authorized Manager

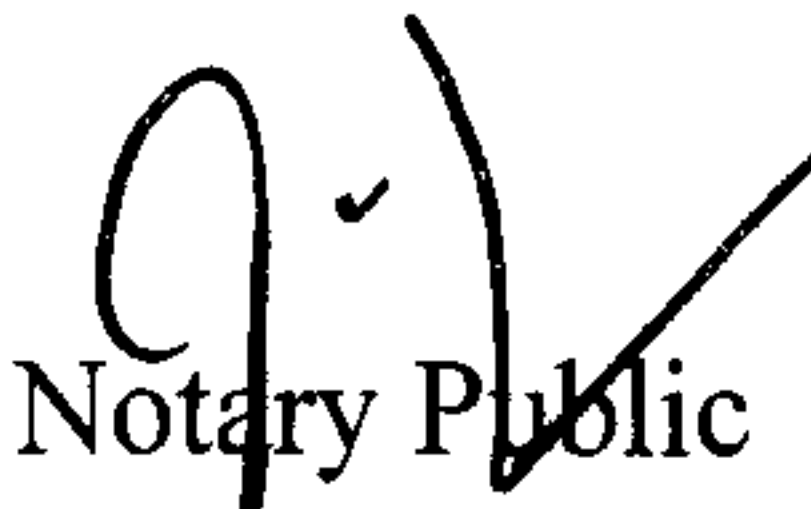
Shelby County, AL 04/18/2016
State of Alabama
Deed Tax: \$190.00

STATE OF ALABAMA)
 **COUNTY)**

LLC ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Howard C. Wise, Jr. as Authorized Member of H & E Wise, L.L.C., whose name 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 this instrument, he, in their capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 14 day of APRIL, 2016.


Notary Public
My Commission Expires: 3-1-18

~~SCHEDULE A~~
(continued)

EXHIBIT 'A'

LEGAL DESCRIPTION



20160418000127000 2/2 \$207.00
Shelby Cnty Judge of Probate, AL
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Commence at the Northeast corner of the West half of the Southwest Quarter of Section 20, Township 18 South, Range 2 East, Shelby County, Alabama; thence run South 89 degrees 39 minutes 17 seconds West, 1138.61 feet; thence South 30 degrees 06 minutes 00 seconds West, 1591.50 feet to the point of beginning; thence South 82 degrees 14 minutes 09 seconds West, 1507.72; thence South 12 degrees 22 minutes 00 seconds West, 287.38 feet; thence South 17 degrees 10 minutes 30 seconds East, 183.46 feet; thence South 04 degrees 32 minutes 20 seconds West, 149.21 feet; thence North 88 degrees 58 minutes 12 seconds East, 1055.62 feet; thence North 30 degrees 06 minutes 00 seconds East, 912.50 feet to the point of beginning.

Together with rights of ingress, egress, and utilities for the benefit of the Property created and existing that certain Declaration of Easements for Ingress, Egress, and Utilities, dated April 14, 2005, from the Grantor, as the declarant thereunder, recorded as Instrument No. 20050415000178490 in the Office of the Judge of Probate of Shelby County, Alabama (the "Probate Office").