

This instrument was prepared
(without the benefit of a title search or survey) by:
Hobart H. Arnold, III
Post Office Box 128
Birmingham, Alabama 35203
(205) 322-1744

SEND TAX NOTICE TO:
WARREN AVERETT
C/O JIM LAZENBY
2500 ACTON ROAD
BIRMINGHAM, ALABAMA 35243

WARRANTY DEED


20160728000263750 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
07/28/2016 09:36:00 AM FILED/CERT

STATE OF South Carolina
Morry COUNTY

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of \$1.00, mutual promises, and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt and sufficiency of which are hereby acknowledged, we, **JUSTIN N. STINNETT and wife, ALYSSA STINNETT (herein referred to as grantors)**, do hereby grant, bargain, sell and convey unto **DAVID P. HENDERSON, JR., grantee (herein referred to as grantee)**, the following described real estate, situated in Shelby County, Alabama, to wit:

A parcel of land in the West ½ of the Southwest 1/4 of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama, more particularly described as follows: Beginning at the Southwest corner of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama and run thence northerly along the West line of said 1/4 - 1/4 329.73 feet to a rebar corner; thence turn 29 degrees 21 minutes 41 seconds left and run northwesterly 205.28 feet to a rebar corner; thence turn 37 degrees 31 minutes 36 seconds right and run northerly 93.00 feet to a rebar corner; thence turn 64 degrees 27 minutes 40 seconds right and run east-northeasterly 949.10 feet to a rebar corner; thence turn 62 degrees 25 minutes 28 seconds right and run southeasterly 477.57 feet to a rebar corner; thence turn 91 degrees 26 minutes 10 seconds right and run southwesterly 832.81 feet to a rebar corner; thence turn 46 degrees 20 minutes 42 seconds right and run westerly along the South line of said Section 3 for a distance of 552.46 feet to the point of beginning, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

EASEMENT AREA:

A 60' Easement running along the west property line of 16.14 acres,

as shown on the plat of Oak Hill Township, as recorded in Map Book 37, Page 46. In the Office of the Judge of Probate of Shelby County, Alabama, situated in Sections 3 and 4, Township 24 North, Range 12 East, lying 30' either side of and parallel to the following described centerline:

Commence at the SW Corner of Section 3, Township 24 North, Range 12 East, City of Montevallo, Shelby County, Alabama; thence N90°00'00"E, a distance of 30.01' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N01°27'05"W, a distance of 338.14'; thence N30°46'35"W, a distance of 203.76'; thence N06°43'07"E, a distance of 97.07' to the POINT OF ENDING OF SAID CENTERLINE.

This is not homestead property.

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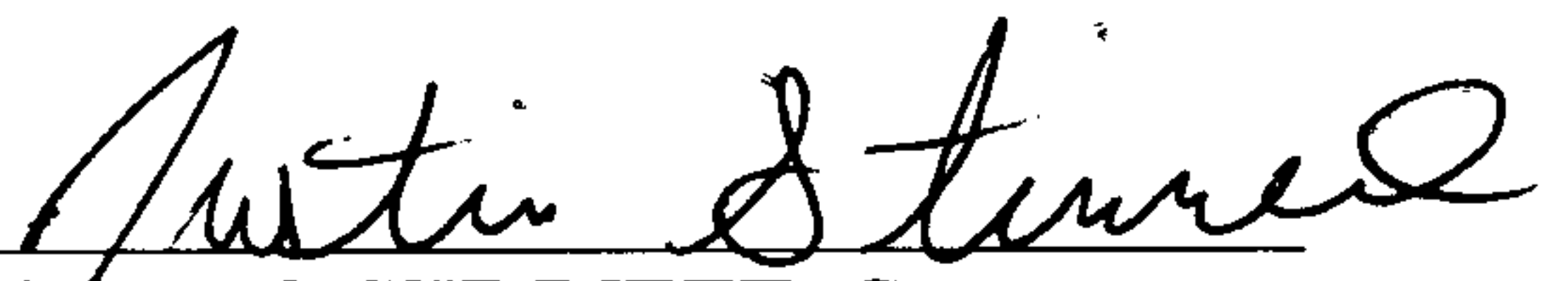
The property described herein is one and the same property described in a deed recorded with the Judge of Probate of Shelby County, Alabama; Instrument Number 20150904000310300.

This Deed was prepared without the benefit of a survey or title search.

TO HAVE AND TO HOLD unto the Grantee, his heirs and assigns forever; and we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances filed of record, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned, Justin N. Stinnett and Alyssa Stinnett, grantors, execute this deed on this 19 day of July, 2016.

I, **JUSTIN N. STINNETT**, one of the grantors, sign my name to this Warranty Deed this 19 day of July, 2016, and being first duly sworn, do hereby declare to the undersigned authority that I sign and execute this instrument willingly, that I execute it as my free and voluntary act for the purposes therein expressed, and that I am eighteen years of age or older, of sound mind, and under no constraint or undue influence.

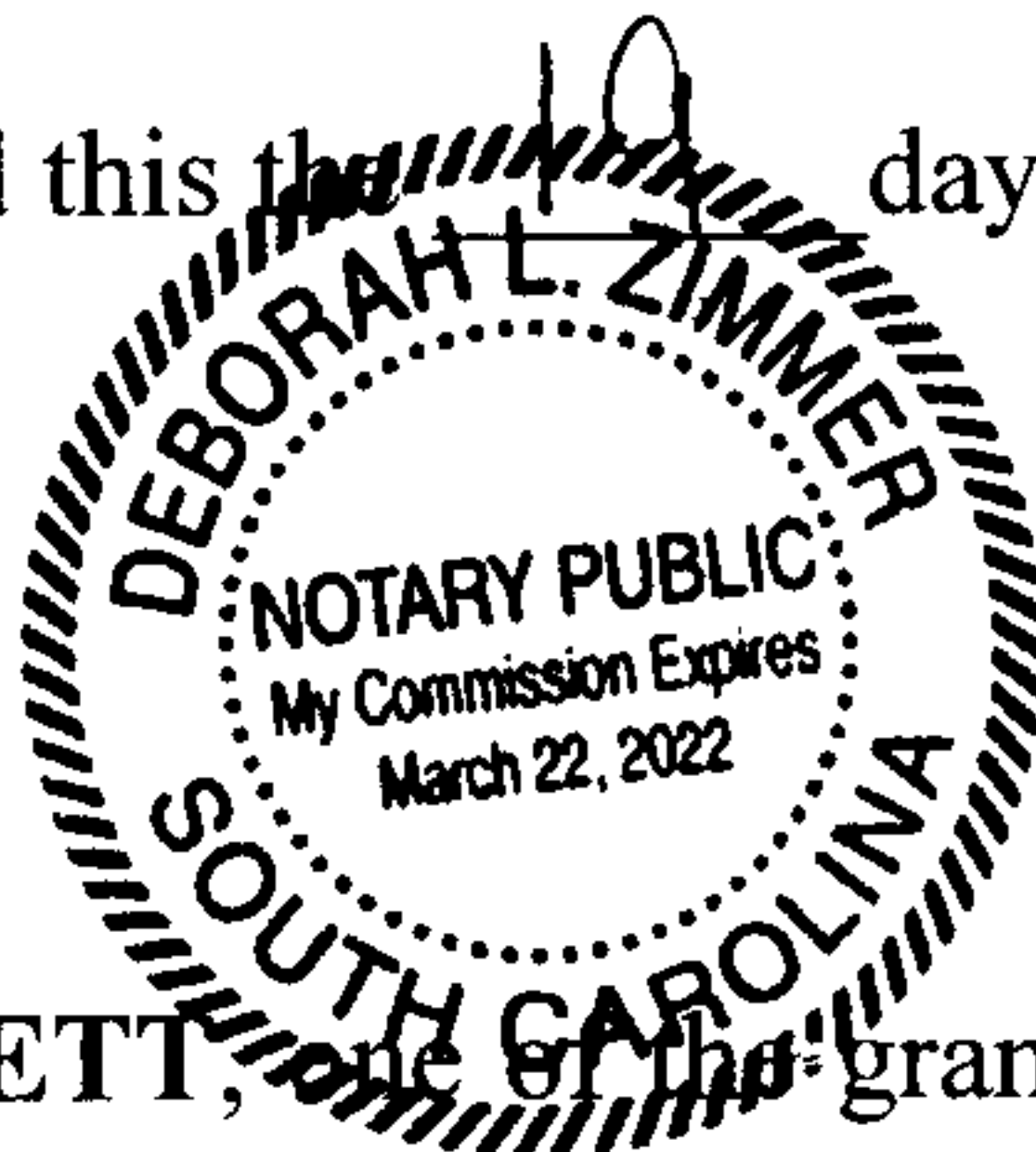

JUSTIN N. STINNETT, Grantor

STATE OF South Carolina)
Monroe COUNTY)

I, THE UNDERSIGNED AUTHORITY, A Notary Public in and for said state at Large, do hereby certify that JUSTIN N. STINNETT, whose name is signed to the foregoing deed as grantor, and who

is known to me, acknowledged before me on this day that, having read and being informed of the contents thereof, he executed the same voluntarily on the day the same bears date, and, at the time of execution, appeared to be of sound mind and not under any duress or undue influence.

Given under my hand this the 19 day of July, 2016



Deborah Zimmer
Notary Public
My Commission Expires: 3-22-22

I, ALYSSA STINNETT, one of the grantors, sign my name to this Warranty Deed this 19 day of July, 2016, and being first duly sworn, do hereby declare to the undersigned authority that I sign and execute this instrument willingly, that I execute it as my free and voluntary act for the purposes therein expressed, and that I am eighteen years of age or older, of sound mind, and under no constraint or undue influence.

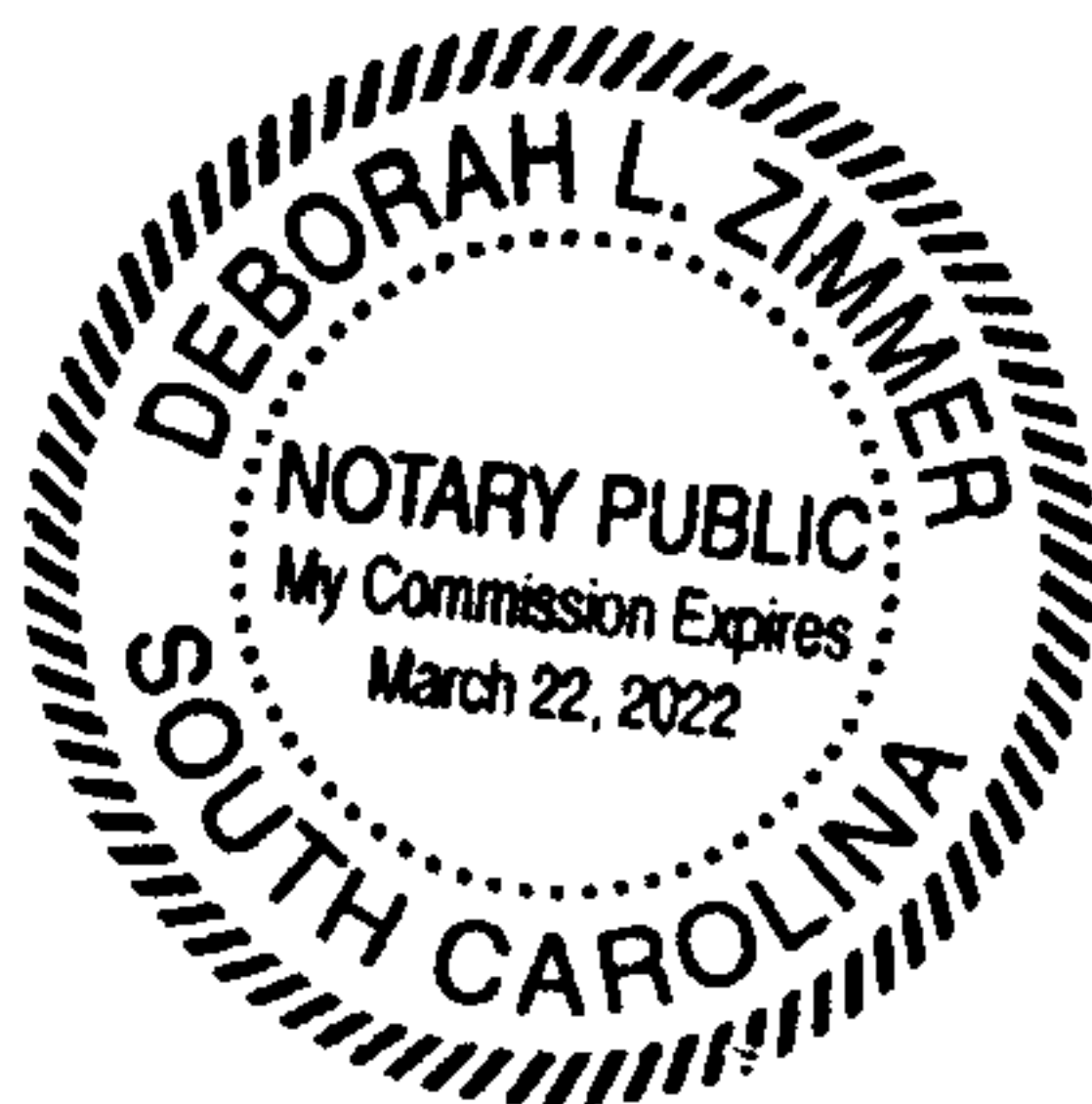
20160728000263750 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
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Alyssa Blaney Stinnett
ALYSSA STINNETT, Grantor

STATE OF South Carolina
Horry COUNTY)

I, THE UNDERSIGNED AUTHORITY, A Notary Public in and for said state at Large, do hereby certify that ALYSSA STINNETT, whose name is signed to the foregoing deed as grantor, and who is known to me, acknowledged before me on this day that, having read and being informed of the contents thereof, she executed the same voluntarily on the day the same bears date, and, at the time of execution appeared to be of sound mind and not under any duress or undue influence.

Given under my hand this the 19 day of July, 2016.



Deborah Zimmer
Notary Public
My Commission Expires: 3-22-22