

THIS INSTRUMENT PREPARED BY:
Dawn I. McDonald (Without Opinion)
Attorney at Law
9212 Brookhurst Drive, Suite 101
Birmingham, AL 35235
(Title not examined by preparer)

SEND TAX NOTICE TO:

Donald R. Saxon

Brett R. Saxon

~~734-736 12th Street N.W.~~

~~Alabaster, AL 35007~~

1401 Laird Ave
Salt Lake City, UT 84105

STATE OF ALABAMA
COUNTY OF SHELBY



20060210000069780 1/4 \$21.00
Shelby Cnty Judge of Probate, AL
02/10/2006 03:42:18PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Five Thousand Dollars (\$5,000.00) and other good and valuable consideration to the undersigned **GRANTORS,**

DONALD R. SAXON, a married man, as Trustee of the DONALD R. SAXON TRUST of 1997 under Trust dated March 18, 1997, as to an undivided 90% interest, and BRETT R. SAXON, a married man, as to an undivided 10% interest

in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey unto

DONALD R. SAXON and BRETT R. SAXON,
Father and Son

hereinafter referred to as **GRANTEES** the following described real estate, situated in **SHELBY COUNTY, ALABAMA**, to-wit:

Legal description attached herewith and made a part hereof as Schedule "A"

This conveyance is made subject to:

1. Any and all easements, reservations, restrictions, covenants and rights of way of record, if any, heretofore imposed of record affecting said property and municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments now or hereafter becoming due against said property.
2. County ad valorem tax for the year 2006, that are a lien, but not yet payable, and all subsequent years.
3. Any and all mortgages, liens and judgments of record against the said property.
4. Mineral and mining rights that are not owned by Grantor.

For recording tax purposes, the value is \$5,000.00, however, deed consideration is being paid by the mortgage being recorded simultaneously herewith.

Address: 734 & 736 12th Street N.W., Alabaster, AL; Parcel I.D.: 13-7-35-2-001-005.000.

Source of Title for Donald R. Saxon, as Trustee: Deed dated 05/09/02, and recorded 05/14/02, at Inst #20020514000227620.

Source of Title for Brett R. Saxon: Deed dated 10/12/01, and recorded 10/19/01, at Inst #2001-45263.

The property herein conveyed is not the homestead of the Grantors or their spouses.

TO HAVE AND TO HOLD unto the said GRANTEES, and to their heirs and assigns forever, together with every contingent remainder and right of reversion. And said GRANTORS do for themselves, their successors and assigns, covenant with said GRANTEES, their heirs and assigns, that they is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that they has a good right to sell and convey the same as aforesaid, and that they will, and their successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10th day of January, 2006.

GRANTORS:

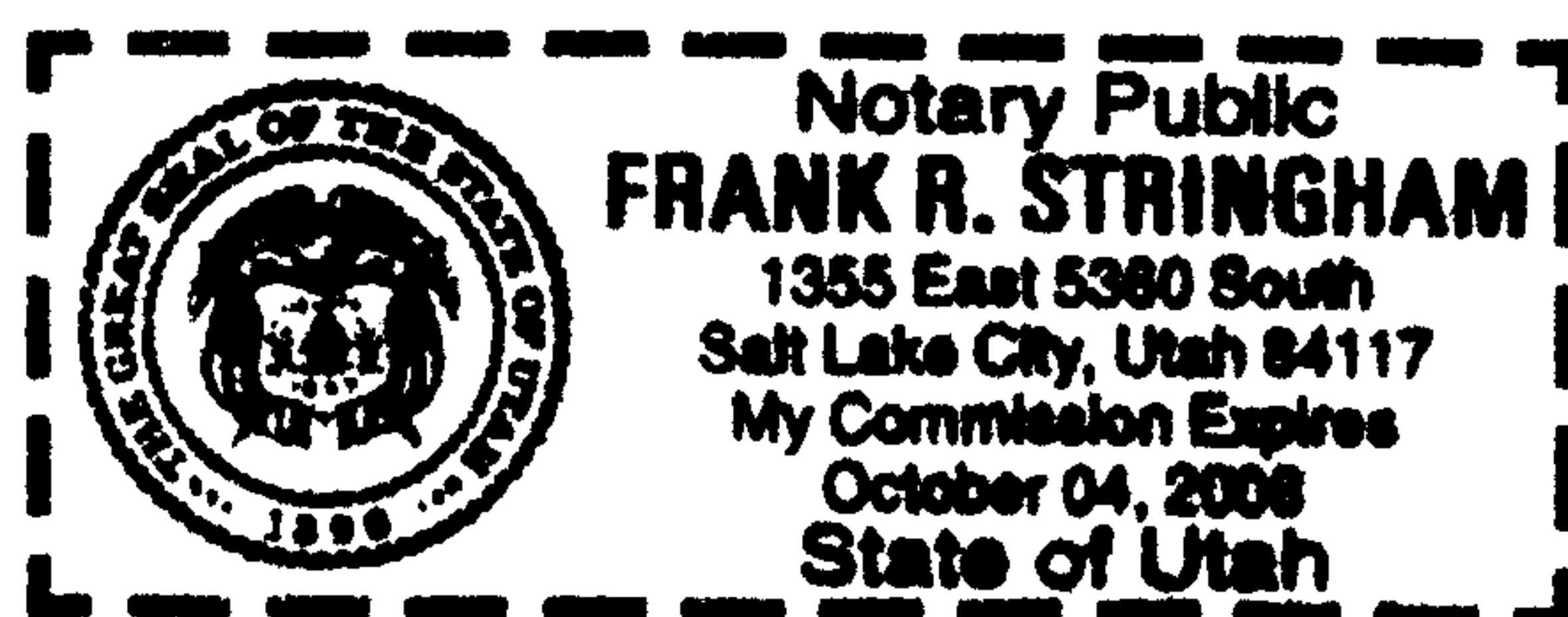
Donald R. Saxon
DONALD R. SAXON, as Trustee of the DONALD R. SAXON TRUST of 1997 under Trust dated March 18, 1997

Brett R. Saxon 1/11/06
BRETT R. SAXON
B. Saxon

STATE OF Utah
COUNTY OF Salt Lake

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **DONALD R. SAXON, as Trustee of the DONALD R. SAXON TRUST of 1997 under Trust dated March 18, 1997, and BRETT R. SAXON** whose names are signed to the foregoing conveyance, and who are known to me, acknowledge before me on this day that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 10th day of January, 2006.



Frank R. Stringham For Donald R. Saxon and v
Notary Public

My Commission Expires: 4 Oct 2008

STATE OF Virginia

COUNTY OF Loudoun

On 11-JANUARY 2006 before

Me, DIANNE M. BARBREY

Personally
Appeared BRETT C. SAXON

Personally known to me (or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Dianne M. Barbrey
Signature of Notary Public

My commission expires
April 30, 2006

(This area for notarial seal)



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SCHEDULE "A"
LEGAL DESCRIPTION

A parcel of land situated in the Southwest quarter of the Northwest quarter of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of said quarter-quarter section; run Easterly along the South line of said quarter-quarter section a distance of 25.01 feet to the point of beginning; thence continue last described course a distance of 136.0 feet; thence turn left 90 degrees and run Northerly a distance of 160.0 feet to a point on the Southerly right of way of Falling Star Lane; thence turn left 90 degrees and run Westerly along said right of way a distance of 112.90 feet, to a point on a curve having a central angle of 91 degrees, 13 minutes, 45 seconds and a radius of 25.0 feet; thence run along the arc of said curve 39.81 feet and said point being on the Easterly right of way of 12th Street N. W.; thence continue along the tangent of said curve and said right of way a distance of 134.50 feet to the point of beginning; being situated in Shelby County, Alabama.