This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: James R Payton
Old Mill Creek Road
Shelby, AL 35143

WARRANTY DEED

20060830000427740 1/2 $74.00
Shelby Cnty Judge of Probate, AL
08/30/2006 10:50:29AM FILED/CERT

Shelby County, AL 08/30/2006
State of Alabama

Deed Tax:$60.00

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY

That in consideration of Two Hundred Thirty Five Thousand Forty dollars and Zero cents ($235,040.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, George H. Schrader, a married man (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto James R Payton and (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO TAXES FOR 2006 AND SUBSEQUENT YEARS, EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, AND PERMITS OF RECORD.

$175,040.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

THIS PROPERTY CONSTITUTES NO PART OF THE GRANTOR, OR OF HIS/HER/THEIR SPOUSE(S).

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 21st day of August 2006.

_____	(SEAL)	George H. Schrader	(SEAL)
_____	(SEAL)	_____	(SEAL)
_____	(SEAL)	_____	(SEAL)
		_____	(SEAL)

STATE OF ALABAMA

} General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that George H. Schrader whose name 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of August 2006.

Notary Public
My Commission Expires: 10/16/08

MICHAEL T. ATCHISON
NOTARY PUBLIC
ALABAMA STATE AT LARGE

20060830000427740 2/2 $74.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT A

Commence at the Northeast corner of the NW ¼ of the NW ¼ of Section 28, Township 24 North, Range 15 East, Shelby County, Alabama, said point being the point of beginning of this Parcel 4; thence run Southerly along the East line of said ¼ - ¼ Section for 125.0 feet to a point; thence turn an angle of 62 degrees 12 minutes right and run Southwesterly for 1, 197.81 feet to a point on the edge of the water at the 397 foot contour line; thence run Northwesterly along the waters edge and the 397 foot contour line to the West line of Section 28; thence run Northerly along the said West line of Section 28 to a point on the waters edge at the 397 foot contour line; thence run along the said 397 foot contour line Northeasterly and thence Westerly to an Alabama Power Company concrete monument on the West line of said Section 28; thence run Northerly along said West line of said Section 28 for 60.0 feet to the Northwest corner of said Section 28; thence continue Northerly along the West line of Section 21 for 260.07 feet to a point; thence turn an angle of 84 degrees 12 minutes 52 seconds right and run Easterly 684.31 feet to a point; thence 7 degrees 42 minutes right and run Easterly 648.18 feet to a point on the East line of the SW ¼ of the SW ¼ of Section 21; thence 87 degrees 19 minutes 49 seconds right and run Southerly along said East line of said ¼ - ¼ Section for 292.82 feet to the point of beginning.

LESS AND EXCEPT those portions previously conveyed by deeds recorded in Real Record 245, Page 181; Instrument #1997-23007; and Instrument #20051028000562240, in the Probate Office of Shelby County, Alabama.