20061011000504120 1/3 $18.00
Shelby Cnty Judge of Probate,AL
10/11/2006 03:48:34PM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
James E. Mulvaney, Jr.
2644 Old Rocky Ridge Road
Birmingham, Alabama 35216

STATE OF ALABAMA)
: **STATUTORY WARRANTY DEED**
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Three Hundred Ninety Thousand and 00/100----------Dollars ($390,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Stuart Alan Raburn, and wife, Maryanna Raburn,** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **James E. Mulvaney, Jr.**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Attached Exhibit "A" for Legal Description.

Subject To:
Ad valorem taxes for 2006 and subsequent years not yet due and payable until October 1, 2006. Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 8th day of **September, 2006.**

Stuart Alan Raburn

Maryanna Raburn

STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Stuart Alan Raburn, a married man, 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 Instrument he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8 day of September, 2006.

Michelle W. Self
NOTARY PUBLIC
My Commission Expires: 2/23/08

MICHELLE W. SELF
NOTARY PUBLIC
ALABAMA STATE AT LARGE

CLAYTON T. SWEENEY, ATTORNEY AT LAW

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STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Maryanna Raburn, a married woman, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this the 20th day of September, 2006.

Notary Public

My Commission expires: 6-5-2007

CLAYTON T. SWEENEY

20061011000504120 3/3 $18.00
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EXHIBIT A
LEGAL DESCRIPTION

PARCEL I: Lot 6, according to the Survey of Bent Tree Acres as recorded in Map Book 23, Page 128, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT: A part of Lot 6 of Bent Tree Acres as recorded in Map Book 23 on page 128-B in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows:

Begin at an iron pin set on the Southwest corner of said Lot 6; thence run East along the South line of said Lot 6 for a distance of 135.91 feet to an iron pin set; thence turn an angle to the left of 07 degrees 04 minutes 12 seconds and run in a Northeasterly direction along the Southeast line of said Lot 6 for a distance of 109.41 feet to an iron pin set; thence turn an angle to the left of 16 degrees 46 minutes 30 seconds and run in a Northeasterly direction along the Southeast line of said Lot 6 for a distance of 102.21 feet to an iron pin set; thence turn an angle to the left of 16 degrees 47 minutes 55 seconds and run in a Northeasterly direction along the Southeast line of said Lot 6 for a distance of 26.43 feet to an iron pin set; thence turn an angle to the left of 158 degrees 05 minutes 00 seconds and run in a Southwesterly direction for a distance of 102.91 feet to an iron pin set; thence turn an angle to the left of 07 degrees 28 minutes 19 seconds and run in a Southwesterly direction for a distance of 29.75 feet to an iron pin set; thence turn an angle to the right of 22 degrees 50 minutes 48 seconds and run in a Southwesterly direction for a distance of 88.47 feet to an iron pin set; thence turn an angle to the right of 03 degrees 12 minutes 57 seconds and run in a Southwesterly direction for a distance of 143.65 feet to an iron pin set on a curve to the right having a central angle of 01 degrees 55 minutes 32 seconds and a radius of 140.95 feet; thence turn an angle to the right of 03 degrees 46 minutes 07 seconds to the radius of said curve and run in a Southeasterly direction along the arc of said curve for a distance of 4.74 feet to a point; thence run tangent to last stated curve in a Southeasterly direction for a distance of 15.67 feet to the point of beginning.