

This Instrument Prepared By:
James E. Vann, Esquire
✓ SIROTE & PERMUTT, P.C.
P.O. Box 55727
Birmingham, Alabama 35255-5727

Send Tax Notice to:
David Shephard
2006 Old Montgomery Highway
Birmingham, Alabama 35244



20070925000450330 1/3 \$132.00
Shelby Cnty Judge of Probate, AL
09/25/2007 02:34:47PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned **DAVID SHEPHERD and wife, TERESA L. SHEPHERD** (hereafter referred to as the "Grantors"), in hand paid by **DAVID SHEPHERD, a married man** (hereafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto the said Grantee, the following described real estate ("Real Estate") situated in Shelby County, Alabama, to-wit:

A part of lot 2, according to the Survey of Owens Industrial Park, as recorded in Map Book 8, page 181, in the Probate Offices of Shelby County, Alabama, described as follows:

Begin at the Northeast Corner of said Lot 2, said point being on the Westerly right of way line of Shelby County Highway No. 275; thence run Southeasterly along said right of way line 100.94 feet; thence turn 90 degrees 01 minutes 00 seconds right and run Southwesterly 11.69 feet; thence turn 90 degrees 43 minutes 14 seconds right and run Northwesterly 13.69 feet; thence turn 93 degrees 14 minutes 10 seconds left and run Southwesterly 117.37 feet to a point on the Westerly line of said lot 2; thence turn 104 degrees 59 minutes 56 seconds right and run Northerly 28.03 feet; thence turn 12 degrees 30 minutes 00 seconds left and run Northwesterly 65.00 feet; thence turn 90 degrees 00 minutes 00 seconds right and run Northeasterly 122.71 feet to the point of beginning.

TOGETHER WITH All hereditaments, easements, rights-of-way, drives, alleys, parking areas and appurtenances thereunto belonging, or in any way appertaining to the Real Estate (including, without limitation, all of the right, title and interest, if any, of Grantors in and to any land lying in the bed of any street, road or avenue, open or proposed, in front of or adjoining the Real Estate, to the centerline thereof, and all right, title and interest of Grantors, if any, in and to any award made or to be made in lieu thereof and in and to any unpaid award for damage to the Real Estate by reason of change of grade of any street).

The above-described property does not constitute the homestead of the Grantors.

This conveyance is made subject to the following:

1. 2007 ad valorem taxes, which are not yet due and payable;
2. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
3. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 8, Page 181.
4. According to the survey of Steven M. Allen, Register No. 12944, dated April 17, 1994, the concrete parking area encroaches into the above described easement as shown on the recorded plat as recorded in Map Book 8, Page 181.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

The Grantors hereby covenant and agree with Grantee, his heirs and assigns, that the Grantors, their heirs and assigns, will warrant and defend the above described Real Estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantors, but not further or otherwise.

(The remainder of this page was intentionally left blank.)

Shelby County, AL 09/25/2007
State of Alabama

Deed Tax:\$115.00

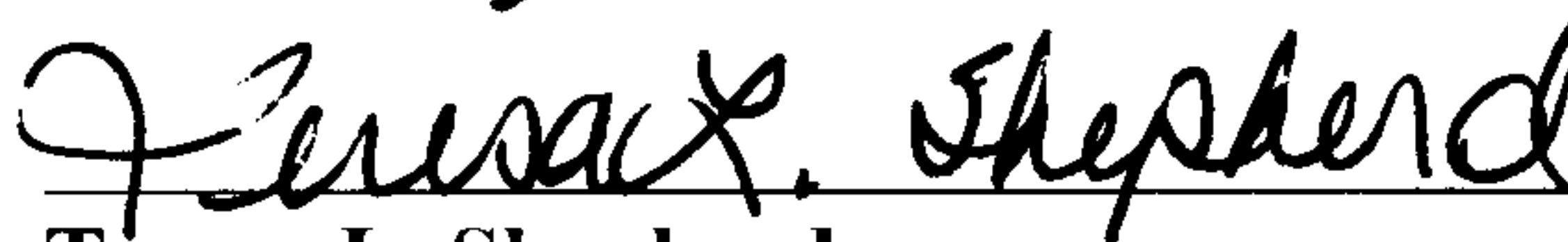


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IN WITNESS WHEREOF, the said Grantors have hereto set their hands and seals on this the 14th day of September, 2007.

"Grantors"

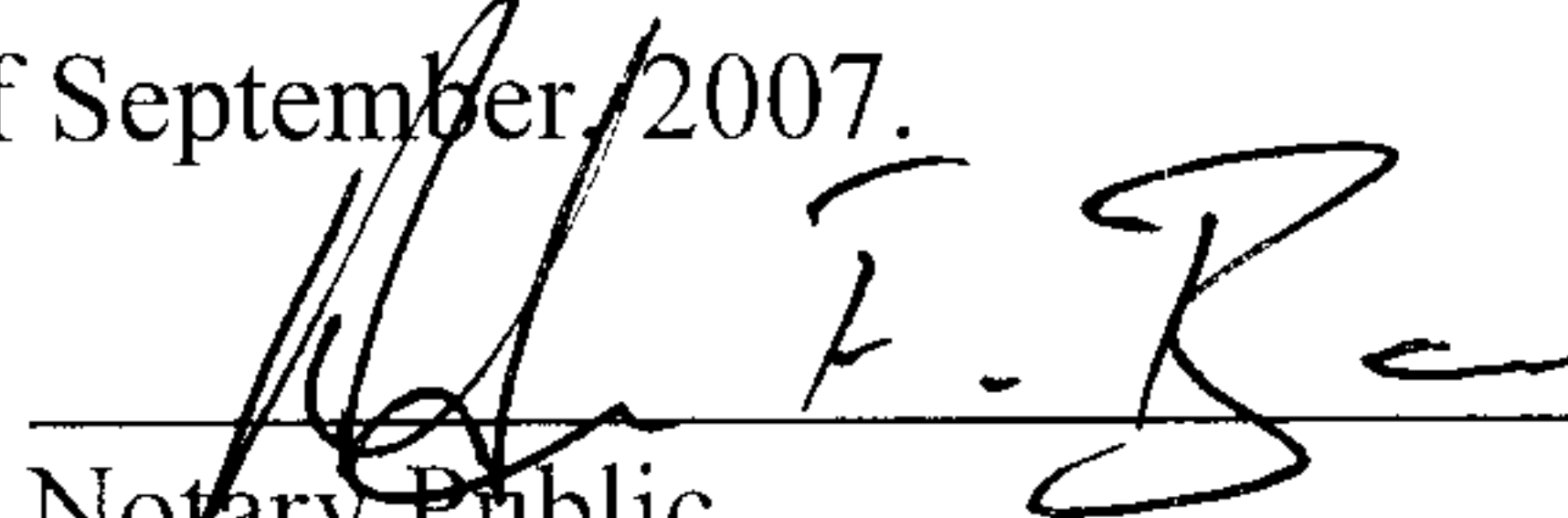

David Shepherd


Teresa L. Shepherd

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **David Shepherd** 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 the instrument, he, executed the same voluntarily.

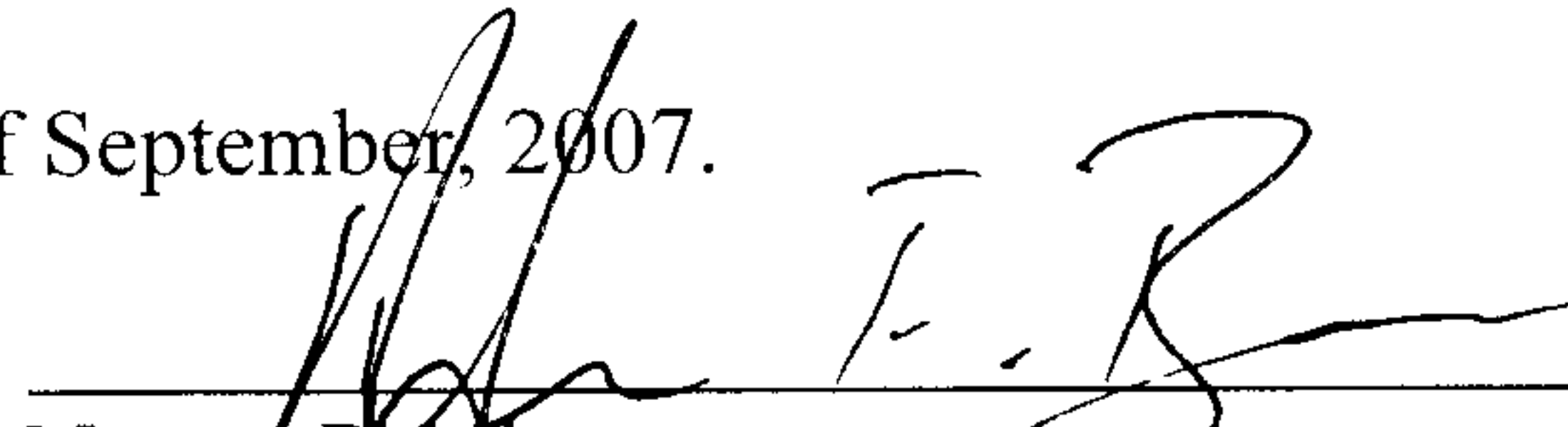
Given under my hand this 14th day of September, 2007.



Notary Public
My commission expires: 5-20-11

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Teresa L. Shepherd** 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 the instrument, she, executed the same voluntarily.

Given under my hand this 14th day of September, 2007.


Notary Public
My commission expires: 5-20-11


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