

Value \$10,000⁰⁰



20071207000556530 1/4 \$30.00
Shelby Cnty Judge of Probate, AL
12/07/2007 03:42:13PM FILED/CERT

The property conveyed herein does not constitute homestead of Grantee.

This instrument prepared by:

Send Tax Notices To:

Phillip D. Corley, Jr., Esq.
Wallace, Jordan, Ratliff & Brandt, L.L.C.
800 Shades Creek Parkway, Suite 400
Birmingham, Alabama 35209

Kevin Gann
5101 Cyrus Circle
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten and No/100 Dollars (\$10.00) to the undersigned grantor, **EDSEL DEWAYNE BLACKERBY AND WANDA DARLENE BLACKERBY**, husband and wife (hereinafter, the "GRANTORS"), in hand paid by the grantees herein, the GRANTORS do hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **KEVIN GANN**, and wife, **JENNIFER GANN**, as joint tenants with right of survivorship, (hereinafter, the "GRANTEE"), the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to:

1. General and special taxes or assessments for the year 2007 and subsequent years not yet due and payable.
2. Right of way in favor of South Central Bell Telephone Company by instrument(s) recorded in Book 320, Page 983.
3. Easements as set out in Book 47, Page 835.
4. Right of Way to Shelby County as recorded in Deed Book 207, Page 44.

TO HAVE AND TO HOLD to said GRANTEE, his successors and assigns, forever.

And the GRANTORS do, for themselves, their successors and assigns, covenant with the GRANTEE, his successors and assigns, that GRANTORS are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as otherwise noted above; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS, their successors and assigns shall warrant and defend the same to the GRANTEE, his successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTORS, have set their signature as the act of such GRANTORS, this the 1 day of Nov, 2007.

GRANTORS:

Edsel Dewayne Blackerby
EDSEL DEWAYNE BLACKERBY

Wanda Darlene Blackerby
WANDA DARLENE BLACKERBY

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STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Edsel DeWayne Blackerby, 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 executed the same voluntarily.

Given under my hand and seal this the 1 day of Nov, 2007.

Cathy Kyser
NOTARY PUBLIC

SEAL

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Wanda Darlene Blackerby, 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.

Given under my hand and seal this the 1 day of Nov, 2007.

NOTARY PUBLIC

SEAL

CATHY KYSER
Notary Public, State of Large - Alabama
My Commission Expires Apr. 10, 2010



20071207000556530 4/4 \$30.00
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EXHIBIT "A"

LEGAL DESCRIPTION

From a 5/8 inch rebar at the Northeast corner of the Northwest 1/4 - Northwest 1/4 of Section 12, Township 20 South, Range 1 West; run thence Grid South 00 degrees 24 minutes 43 seconds East along the East boundary of said Northwest 1/4 - Northwest 1/4 for a distance of 927.59 feet to a 1/2 inch pipe; thence run South 89 degrees 37 minutes 53 seconds West for a distance of 16.90 feet to a 1/2 inch rebar, being the point of beginning of herein described parcel of land; thence continue South 89 degrees 37 minutes 53 seconds West for a distance of 193.10 feet to a 1/2 inch rebar; thence run South 00 degrees 17 minutes 57 seconds East for a distance of 146.26 feet to a 1/2 inch rebar; thence run North 59 degrees 19 minutes 48 seconds East for a distance of 224.92 feet to a 1/2 inch rebar; thence run North 01 degrees 58 minutes 11 seconds West for a distance of 32.79 feet to the point of beginning of herein described parcel of land.

Shelby County, AL 12/07/2007
State of Alabama
Deed Tax: \$10.00