



20080620000251930 1/2 \$32.00
Shelby Cnty Judge of Probate, AL
06/20/2008 09:16:26AM FILED/CERT

This instrument was prepared by
Mitchell A. Spears

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name) The Sanctuary Trust for Shelby County

(Address) 584 Meadow Lake Farms

Calera, AL 35040

Warranty Deed

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **SEVENTEEN THOUSAND AND 00/100 (\$17,000.00) DOLLARS** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **PHILLIP EDWARDS, a married man**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **WERNER H.**

BEIERSDOERFER and MICHAEL KENNETH FLOWERS, AS TRUSTEES FOR THE SANCTUARY TRUST FOR SHELBY COUNTY (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 15, according to the Survey of Wilson Subdivision No. 1, as recorded in Map Book 3, page 62, in the Probate Office of Shelby County, Alabama

THE PROPERTY HEREIN CONVEYED DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

SUBJECT TO:

- **Taxes for 2008 and subsequent years.**
- **Any prior reservation or conveyance together with release of damages of minerals of every kind and character, including, but not limited to oil, gas, sand, and gravel in, on and under subject property.**
- **Transmission line permit to Alabama Power Company, recorded in Volume 123, Page 37, 38 & 39, in the Probate Office of Shelby County, Alabama.**
- **Right of way to Montevallo, recorded in Volume 219, page 499, in the Probate Office of Shelby County, Alabama.**

TO HAVE AND TO 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 grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 19th day of June, 2008.

Phillip Edwards
PHILLIP EDWARDS

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **PHILLIP EDWARDS**, 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 on the day the same bears date.

Given under my hand and official seal this 19th day of June, 2008.

[Signature]
Notary Public

My commission expires: 8/13/09