

This instrument was prepared without benefit of title evidence. Description furnished by grantors.

This instrument was prepared by:

Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

Tom Edwards
2570 South River Road
Shelby, AL 35143

WARRANTY DEED



20091221000464530 1/1 \$16.00
Shelby Cnty Judge of Probate, AL
12/21/2009 08:42:52 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE THOUSAND DOLLARS and NO/100 (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Rodger Hutto, a single man, and Tom Edwards, a married man** grant, bargain, sell and convey unto **Tom Edwards**, the following described real estate, situated in: Shelby County, Alabama, to-wit:

Commence at the NE corner of Section 3, Township 21 South, Range 1 East, City of Wilsonville, Shelby County, Alabama; thence South 88 degrees 37 minutes 43 seconds West a distance of 14.55 feet; thence South 00 degrees 56 minutes 27 seconds West a distance of 40.00 feet to the point of beginning; thence continue along the last described course, a distance of 224.80 feet; thence North 87 degrees 57 minutes 56 seconds West a distance of 390.23 feet; thence North 01 degrees 45 minutes 33 seconds West, a distance of 203.77 feet; thence North 88 degrees 57 minutes 47 seconds East a distance of 400.00 feet to the point of beginning.

According to survey of Rodney Y. Shiflett, RLS #21784, dated August 9, 2007.

Situated in Shelby County, Alabama.

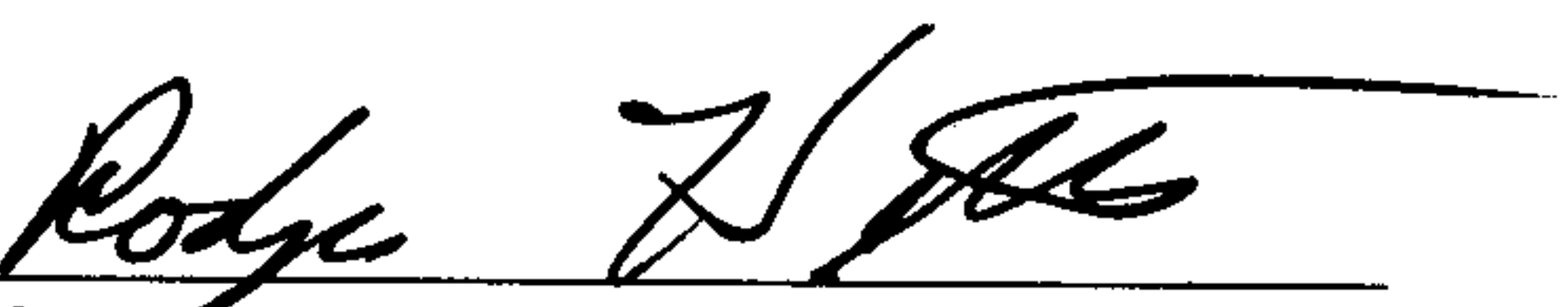
Subject to taxes for 2010 and subsequent years, restrictions, easements and rights of way of record.

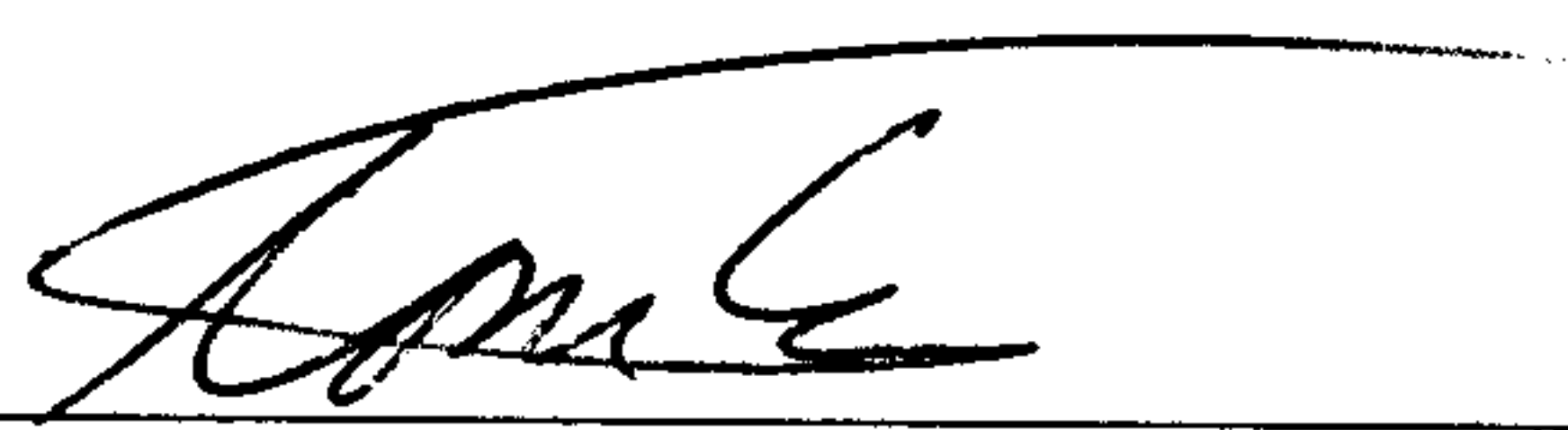
This property constitutes no part of the household of the grantor Tom Edwards, or of his spouse.

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 Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18th day of December, 2009.


Rodger Hutto


Tom Edwards

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Rodger Hutto and Tom Edwards, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of December, 2009.


Notary Public

My Commission Expires:

10/14/2012

Shelby County, AL 12/21/2009

State of Alabama

Deed Tax : \$5.00