

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

Send Tax Notice to:  
Carolyn S. Bellamy  
274 Autumn Ridge Rd.  
Birmingham, AL 35242

STATE OF ALABAMA )  
 : GENERAL WARRANTY DEED  
COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Eight Hundred Fifty Thousand and 00/100 (\$850,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **David T. Downard, and wife, Tammy L. Downard**, (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, **Carolyn S. Bellamy**, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**See Exhibit "A" attached hereto and made a part hereof for legal description.**

Subject To:

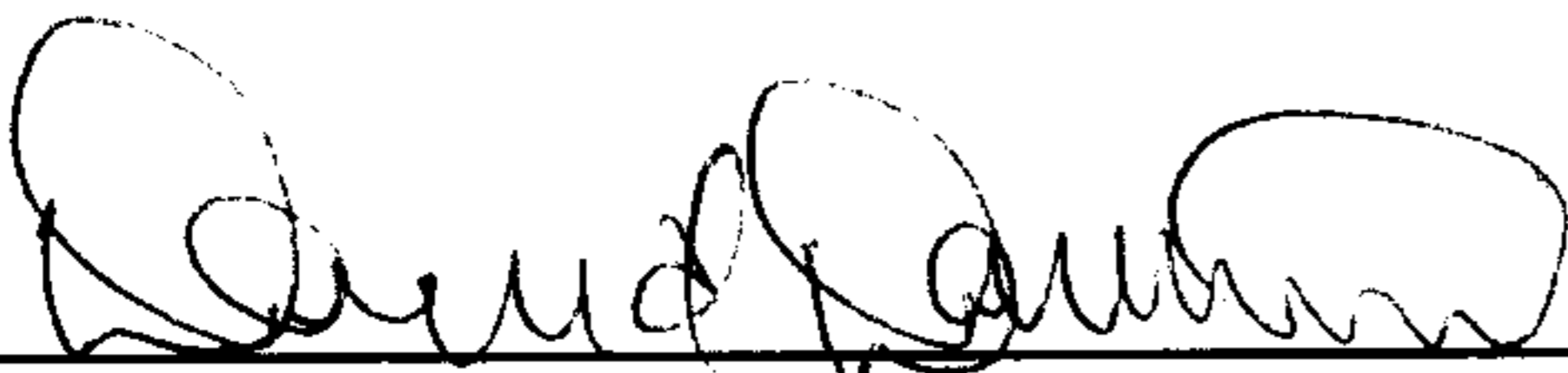
Ad valorem taxes for 2012 and subsequent years not yet due and payable until October 1, 2012. Existing covenants and restrictions, easements, building lines and limitations of record.


\$417,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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, her heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **6th** day of **April, 2012**.

  
\_\_\_\_\_  
David T. Downard

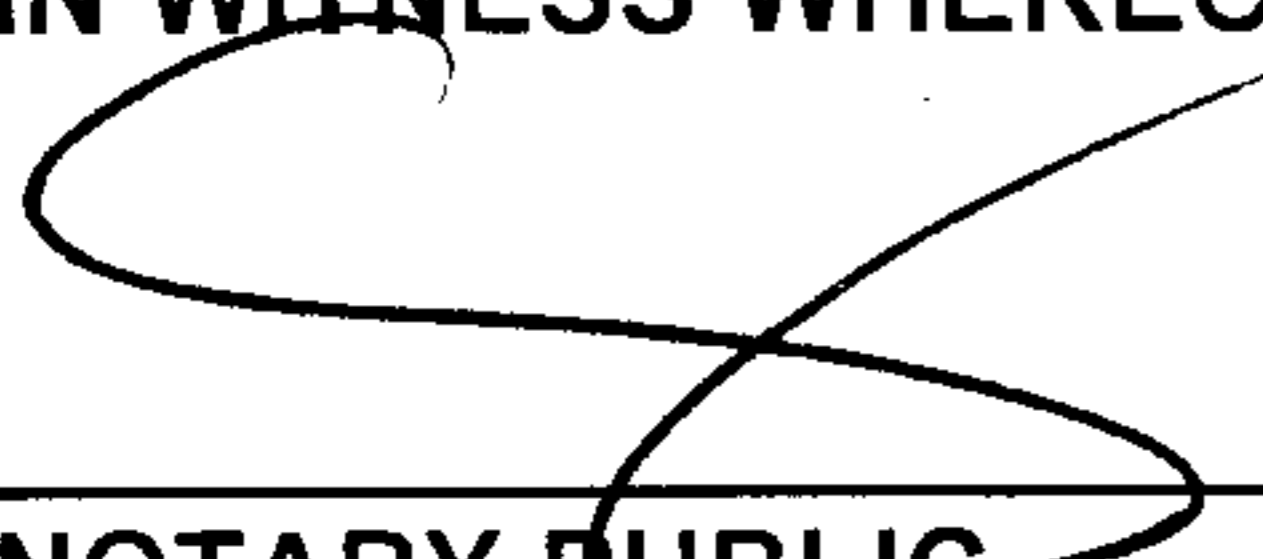
  
\_\_\_\_\_  
Tammy L. Downard

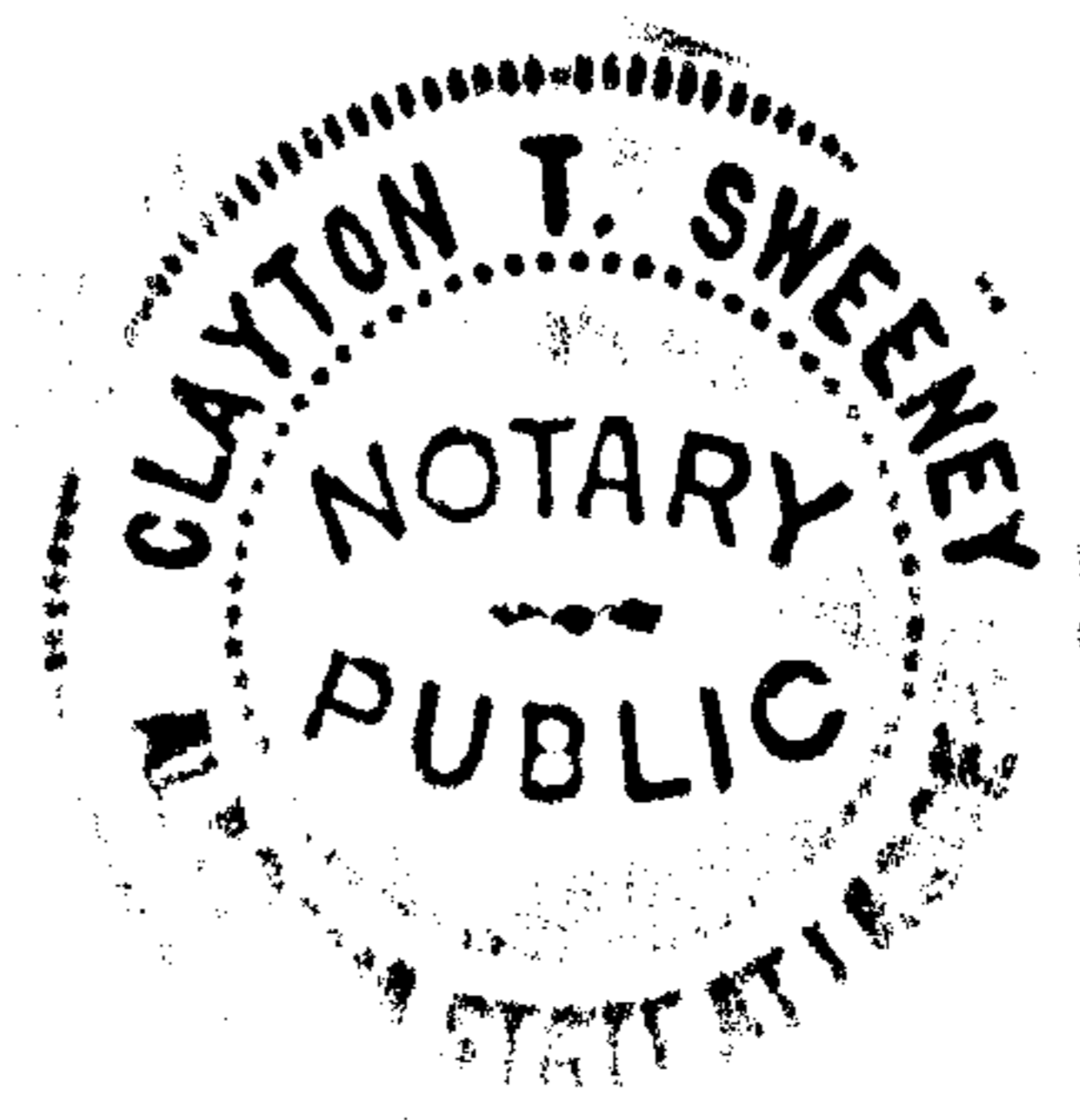
STATE OF ALABAMA )  
 :  
COUNTY OF JEFFERSON )

Shelby County, AL 04/13/2012  
State of Alabama  
Deed Tax: \$433.00

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **David T. Downard, and wife, Tammy L. Downard**, 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 Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the **6th** day of **April, 2012**.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 6/5/2015





20120413000128290 2/2 \$448.00  
Shelby Cnty Judge of Probate, AL  
04/13/2012 03:07:47 PM FILED/CERT

## Exhibit "A"

### Legal Description

Commence at the Southwest Corner of the NE 1/4 of the NW 1/4 of Section 10, Township 20 South, Range 1 West, Shelby County, Alabama, thence proceed North 88 degrees 52 minutes 45 seconds East along the South boundary of said quarter-quarter section for a distance of 378.88 feet to a 1/2" rebar in place, said point being THE POINT OF BEGINNING; from this beginning point, continue North 88 degrees 52 minutes 45 seconds East along the South boundary of said quarter-quarter section for a distance of 469.13 feet (set 1/2" rebar); thence proceed North 00 degrees 23 minutes 48 seconds West for a distance of 80.10 feet; thence proceed North 05 degrees 41 minutes 01 seconds East for a distance of 68.97 feet; thence proceed North 16 degrees 43 minutes 30 seconds East for a distance of 174.79 feet; thence proceed North 30 degrees 33 minutes 36 seconds West for a distance of 664.56 feet; thence proceed North 32 degrees 17 minutes 35 seconds West for a distance of 524.47 feet (set 1/2" rebar); thence proceed South 88 degrees 34 minutes 23 seconds West for a distance of 295.86 feet (being the same as 295.88 feet as shown in deed to Grantor) to a 1/2" rebar in place; thence proceed South 13 degrees 25 minutes 57 seconds West for a distance of 608.54 feet to a 1/2" rebar in place; thence proceed South 55 degrees 18 minutes 24 seconds East for a distance of 84.61 feet; thence proceed North 82 degrees 52 minutes 03 seconds East for a distance of 241.91 feet; thence proceed South 30 degrees 45 minutes 38 seconds West for a distance of 355.50 feet; thence proceed South 03 degrees 21 minutes 26 seconds East for a distance of 177.22 feet; thence proceed South 58 degrees 23 minutes 46 seconds East for a distance of 459.59 feet to the point of beginning.

The above described land is located in the NE1/4 of the NW1/4 and the NW1/4 of the NW1/4 of Section 10, Township 20 South, Range 1 West, Shelby County, Alabama.

Together with the right of ingress and egress and installation of utilities under the terms and conditions set out in Inst. No. 20050726000374790 in said Probate Office.