

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

Send Tax Notice To:  
Roney Desormeaux  
180 Springwater Lane  
Columbiana, AL 35051

COUNTY OF SHELBY

GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Forty-Eight Thousand and 00/100 (\$48,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Steven McGrady, and wife\ Andrea McGrady**, (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, **Roney Desormeaux**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**From the accepted Northeast corner of the SE 1/4 of the SW 1/4 of Section 23, Township 20 South, Range 1 West, being the point of beginning of herein described lot; run thence West along the accepted North boundary of said SE 1/4 of the SW 1/4 for a distance of 683.00 feet; thence turn 87 degrees 13 minutes 19 seconds left and run 320.0 feet; thence turn 92 degrees 46 minutes 59 seconds left and run 681.81 feet to a point on the accepted East boundary of said SE 1/4 of SW 1/4; thence turn 87 degrees 00 minutes 07 seconds left and run 320.0 feet to the point of beginning of herein described lot.**

**ALSO a 30 foot easement for ingress and egress and utilities, lying West of a line beginning at the Southwest corner of the heretofore described lot and running South along the prolongation of the West boundary of said lot a distance of 295.71 feet to a point; from this point, being the point of beginning of the centerline of a 60.0 foot easement for ingress and egress and utilities, continue along said course along said easement centerline a distance of 332.54 feet; thence turn 20 degrees 50 minutes 51 seconds right and continue along said easement centerline a distance of 383.24 feet; thence turn 67 degrees 03 minutes 10 seconds right and run 341.21 feet along said easement centerline; thence turn 16 degrees 32 minutes 13 seconds left and run 210.74 feet along said easement centerline; thence turn 17 degrees 40 minutes 19 seconds right and run 632.39 feet along said easement centerline to a point of termination on the East boundary of Shelby County Highway No. 47; being situated in Shelby County, Alabama.**

Subject To:

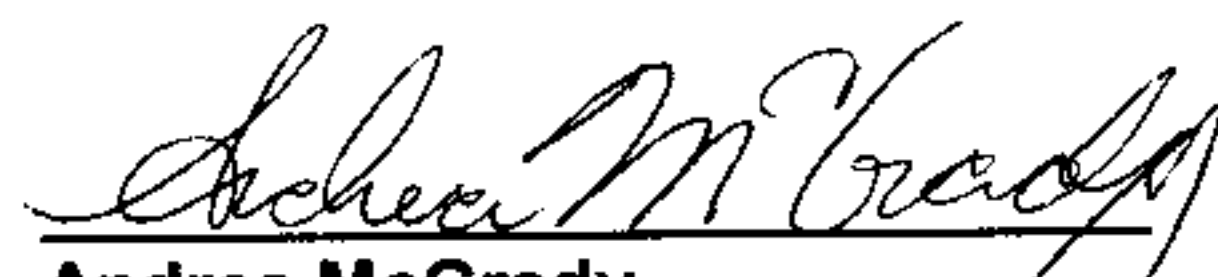
Ad valorem taxes for 2002 and subsequent years not yet due and payable until October 1, 2002. Existing covenants and restrictions, easements, building lines and limitations of record.

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, his 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 **18th** day of **February**, 2002.

  
Steven McGrady

  
Andrea McGrady

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Steven McGrady, and wife\ Andrea McGrady, 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 18th day of February, 2002.

  
NOTARY PUBLIC  
My Commission Expires: 6/5/03

Inst # 2002-09961

02/28/2002-09961  
03:47 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CH 59.00