

This instrument was prepared by:

Stephen D. Keith
230 Bearden Road
Pelham, Alabama 35124

Please Send Tax Notice to:

Jeffrey C Bertschinger
222 Hwy 22
Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Sixty-Four Thousand Nine Hundred and 0/100 Dollars (\$64,900.00)** and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I/we, **William T Edwards, married, and Thomas Traywick, married,** (hereinafter referred to as Grantor whether one or more), do grant, bargain, sell and convey unto **Jeffrey C Bertschinger** (hereinafter referred to as Grantee) together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

See Exhibit A, Legal Description of Realty, attached hereto and incorporated herein by reference.

The foregoing property constitutes no portion of the homestead of the Grantors, or that of their spouses.

(all of the consideration being paid with two mortgage loans executed and Subject to: recorded contemporaneously herewith.) *WTC*

1. Taxes for the year 2005 and all subsequent years.
2. Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.

TO HAVE AND TO HOLD to said Grantee, his heirs and assigns, together with every contingent remainder and right of reversion.

And Grantor does for himself, his heirs and assigns covenant with said Grantee, their heirs and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will and his heirs and assigns will warrant and defend the same to said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 15 Day of Nov, 2004.

William T Edwards

William T Edwards

Thomas Traywick

Thomas Traywick

State of Alabama)
)
Shelby County)

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that William T Edwards and Thomas Traywick whose names are signed to the foregoing conveyance, and who appeared before me and who are known to me acknowledged before me on this day, that being informed of the contents they executed the same voluntarily for and as their act on the day same bears date.

Given under my hand and seal this 15 day of Nov, in the year 2004.

Notary Public

My Commission Expires: 3/21/2008

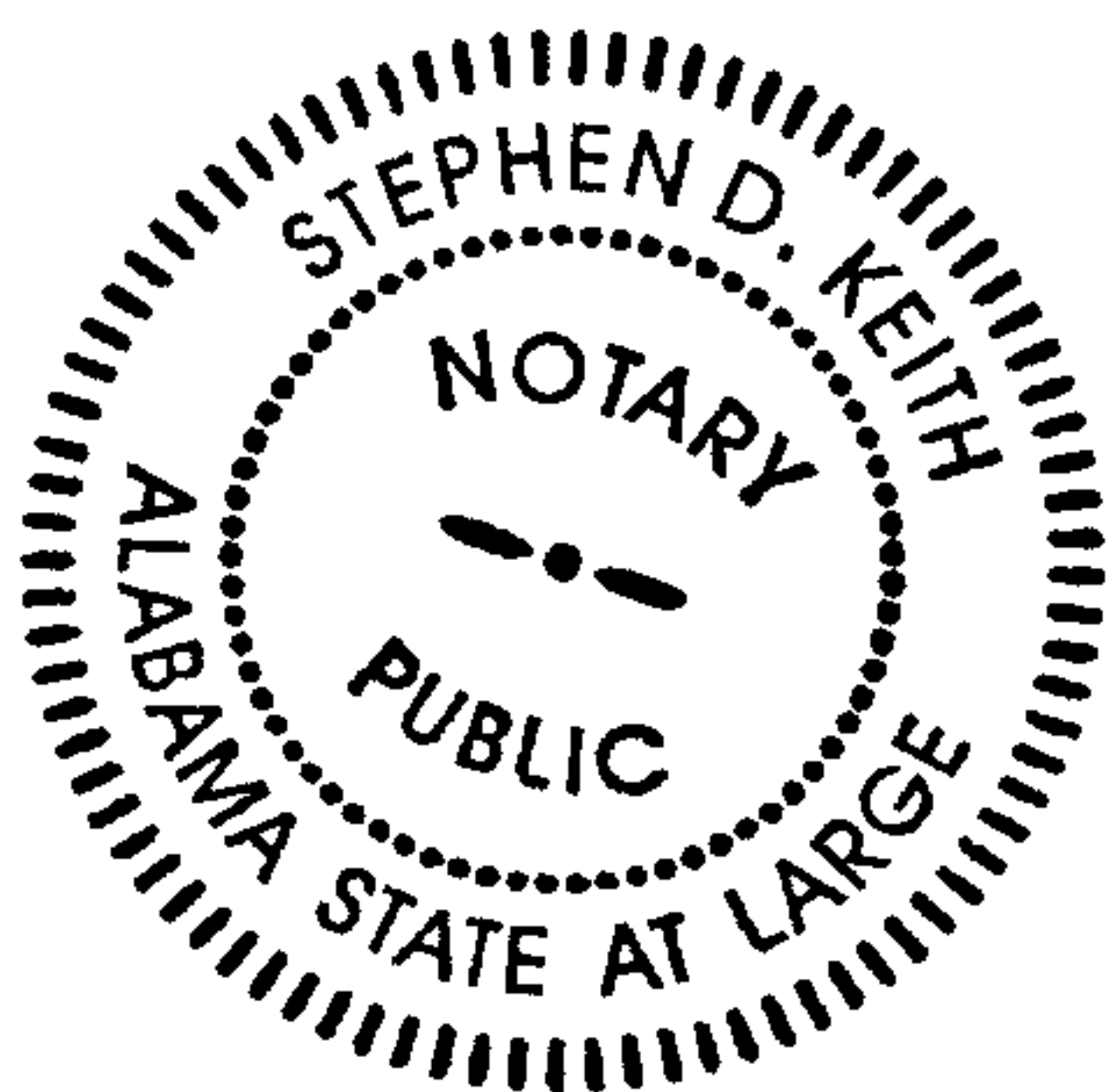


Exhibit "A"
Legal Description of Realty

WTE
T.T.

20041130000654800 Pg 2/2 15.00
Shelby Cnty Judge of Probate, AL
11/30/2004 13:47:00 FILED/CERTIFIED

A TRACT OF LAND SITUATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 2, TOWNSHIP 22 SOUTH, RANGE 4 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 2, TOWNSHIP 22 SOUTH, RANGE 4 WEST, SHELBY COUNTY, ALABAMA AND RUN WEST ALONG THE SOUTH LINE OF SAID 1/4-1/4 SECTION FOR A DISTANCE OF 385.0 FEET TO THE SOUTHEAST CORNER OF PROPERTY DESCRIBED IN DEED 299, PAGE 13, SHELBY COUNTY, ALABAMA; THENCE RIGHT 90 DEG. 42 MIN. AND RUN NORTH ALONG THE EAST LINE OF PROPERTY DESCRIBED IN SAID DEED FOR A DISTANCE OF 875.0 FEET; THENCE LEFT 92 DEG. 10 MIN. AND RUN WESTERLY A DISTANCE OF 210.0 FEET TO AN IRON MARKER FOUND IN PLACE AND POINT OF BEGINNING OF HEREIN DESCRIBED PROPERTY; THENCE RIGHT 92 DEG. 10 MIN. AND RUN NORTHERLY A MEASURED DISTANCE OF 187.0 FEET TO AN IRON MARKER FOUND IN PLACE, AND THE SOUTHERN BOUNDARY OF SHELBY COUNTY HIGHWAY NO. 22; THENCE RIGHT 82 DEG. 24 MIN. AND RUN EASTERLY ALONG SAID SOUTHERN BOUNDARY FOR A MEASURED DISTANCE OF 105.6 FEET; THENCE RIGHT 97 DEG. 36 MIN. AND RUN SOUTHERLY 196.99 FEET; THENCE RIGHT 87 DEG. 50 MIN. AND RUN WESTERLY 105.0 FEET TO POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

WTE

T.T.