

Send Tax Notice To:

SHELLEY SHERMAN

859 Hwy 39 Lot J

Chelsea, AL 35043

20041216000686280 Pg 1/2 24.00
Shelby Cnty Judge of Probate, AL
12/16/2004 08:55:00 FILED/CERTIFIED

This instrument was prepared by:

Mike T. Atchison

P O Box 822

Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

That in consideration of **TEN THOUSAND and NO/00 (\$10,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

JEFFREY GUY AND WIFE, KRISTA GUY

grant, bargain, sell and convey unto,

SHELLEY SHERMAN

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.

Situated in Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

This property constitutes no part of the homestead of the grantor.

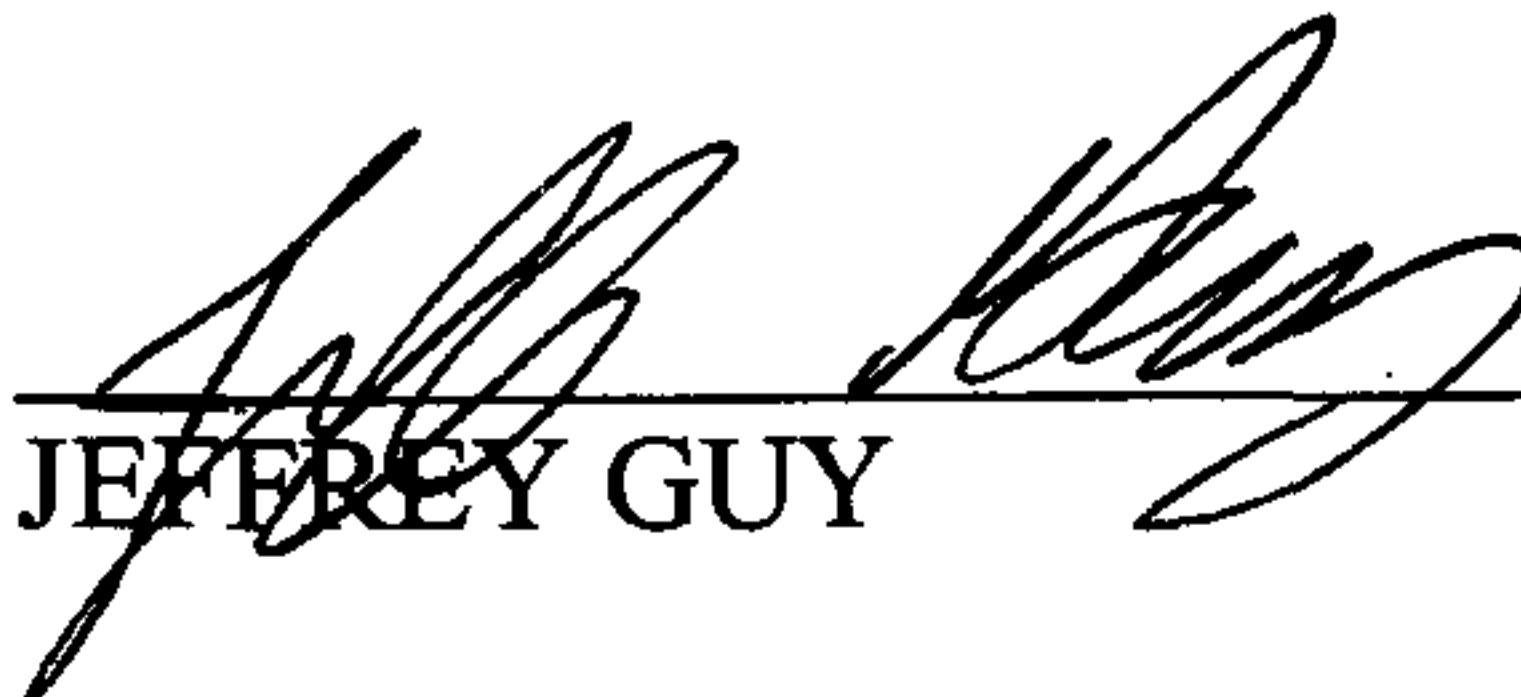
Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

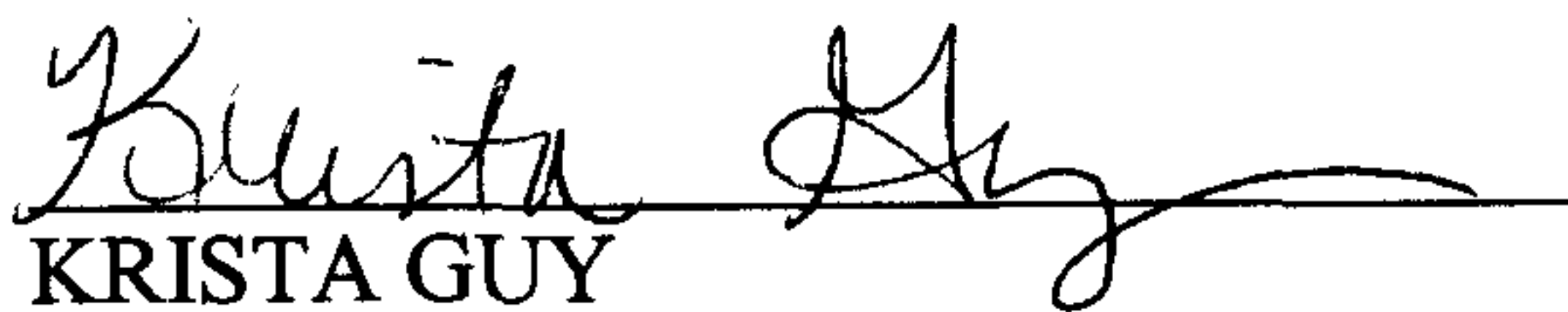
\$0.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

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 9TH day of December, 2004


JEFFREY GUY


KRISTA GUY

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that

JEFFREY GUY AND KRISTA GUY

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 9TH day of December, 2004.


Notary Public

My Commission Expires: 10-16-08

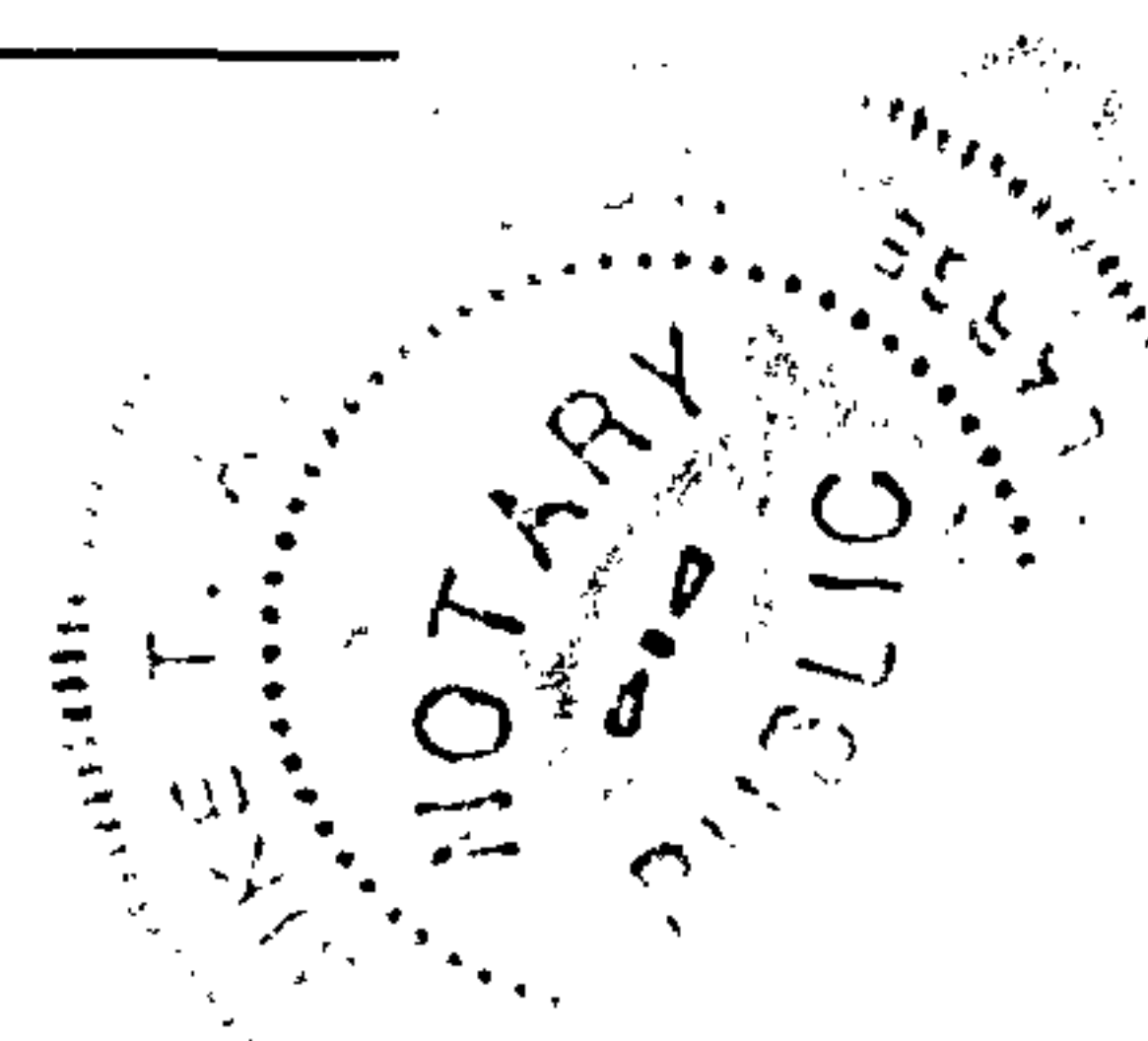


EXHIBIT "A"
LEGAL DESCRIPTION

Commencing at the Northeast corner of the Northwest Quarter of the Northwest quarter of Section 15, Township 18 South, Range 1 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence South 0 degrees 51 minutes 39 seconds East along the East boundary line of Quarter-quarter section for a distance of 242.87 feet, more or less, to the northerly property line of R. D. Funderburg Property (TAX Map ID 045150001005004); thence South 84 degrees 43 minutes 14 seconds West along said northerly property line for a distance of 250.44 feet, more or less to the East right of way line of shelby County No. 491; thence North 25 degrees 30 minutes 30 seconds West along said road right of way line for a distance of 42.97 feet; thence North 04 degrees 04 minutes 54 seconds West along said road right of way line for a distance of 41.35 feet; thence North 04 degrees 57 minutes 24 seconds East along said road right of way line for a distance of 146.42 feet; thence North 15 degrees 08 minutes 10 seconds East along said road right of way line for a distance of 41.43 feet, more or less, to the North boundary line of said quarter-quarter section; thence North 89 degrees 59 minutes 59 seconds East along said North boundary line for a distance of 243.71 feet to the POINT OF BEGINNING.