

Send Tax Notice To:
RAYMOND NEIDHARDT

20050520000246890 1/2 \$69.00
Shelby Cnty Judge of Probate, AL
05/20/2005 03:56:57PM FILED/CERT

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 **ONE HUNDRED TWENTY SEVEN THOUSAND FIVE HUNDRED and NO/00 (\$127,500.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

JAY VINCENT AND WIFE, PATTI VINCENT

grant, bargain, sell and convey unto,

RAYMOND NEIDHARDT

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.

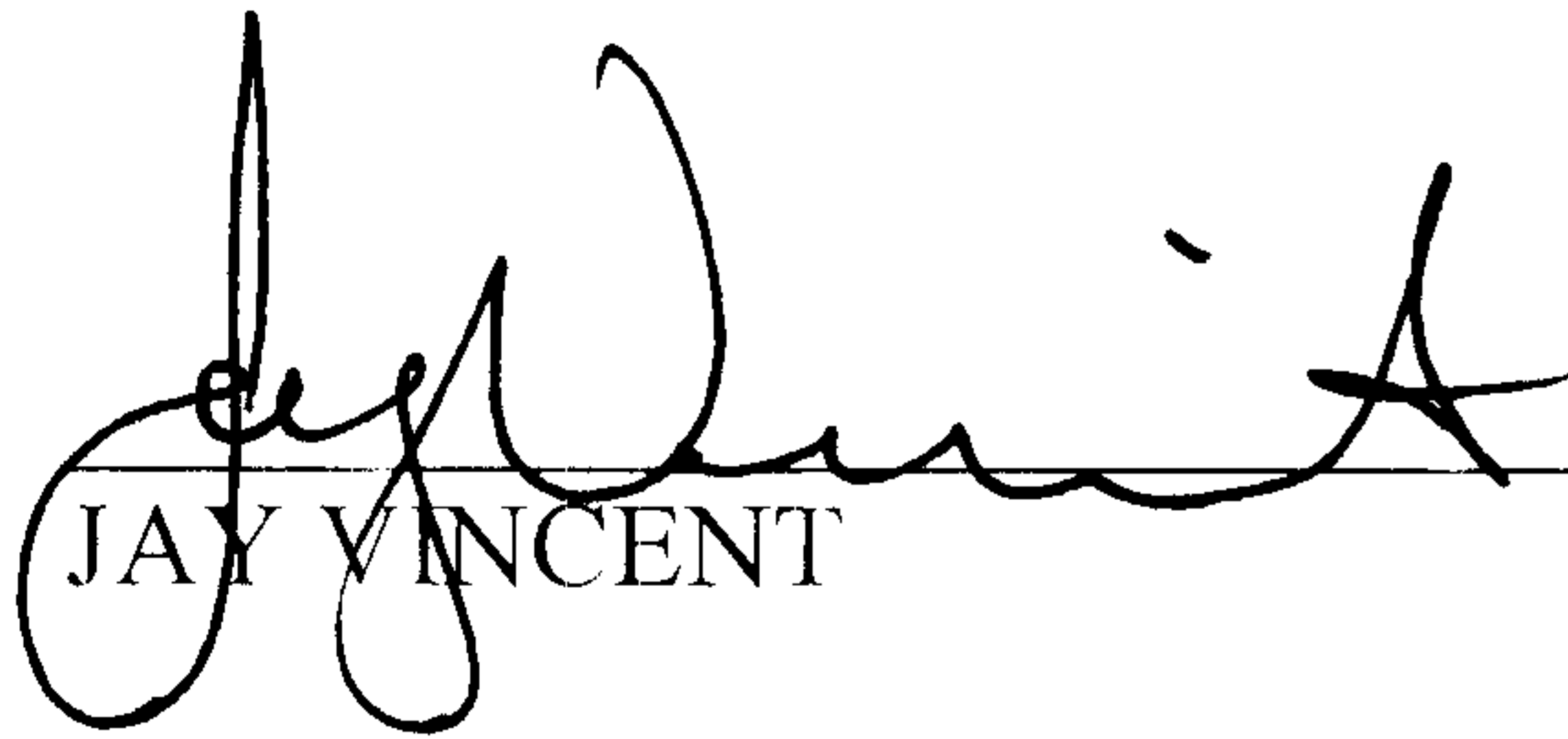
Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

\$72,500.00 of the above-recited consideration was paid from a first mortgage recorded simultaneously herewith.

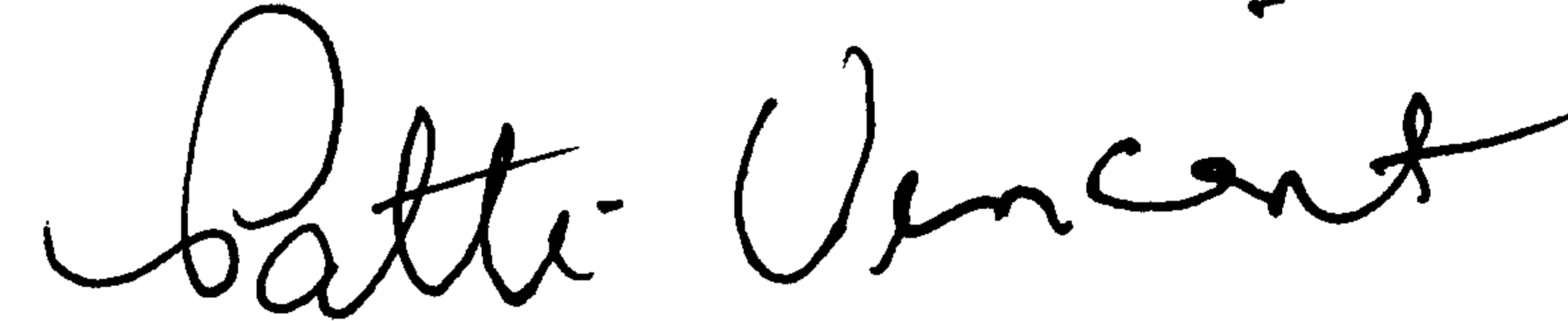
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 13TH day of May, 2005



JAY VINCENT



PATTI VINCENT

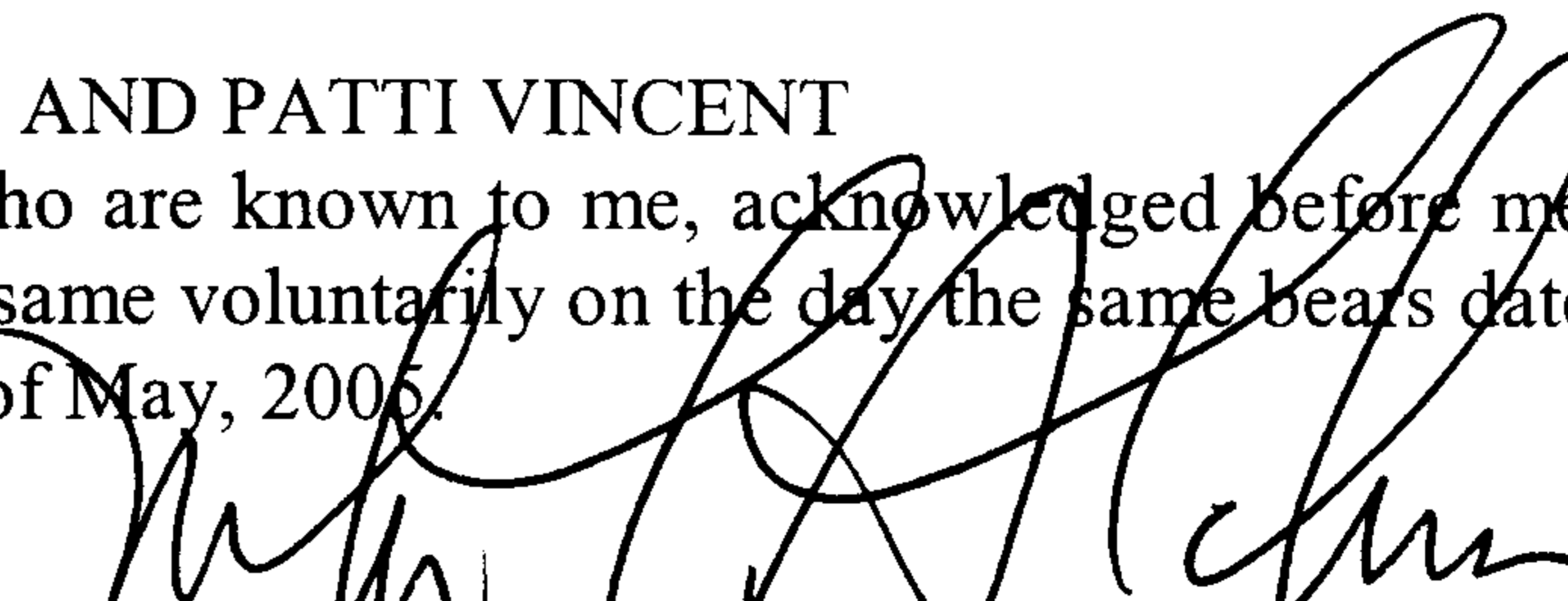
STATE OF ALABAMA
SHELBY COUNTY

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

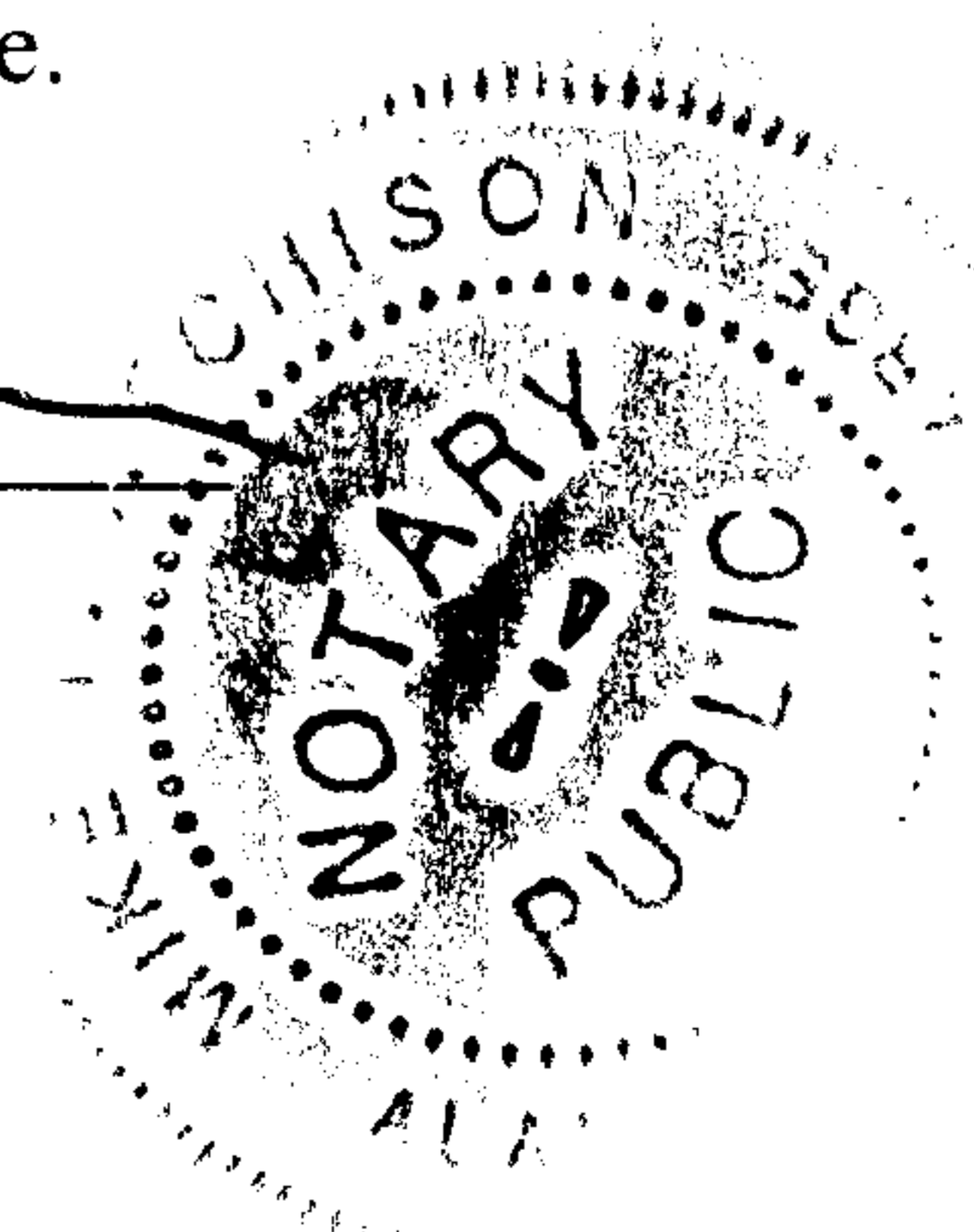
JAY VINCENT AND PATTI VINCENT

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 13TH day of May, 2005.




Notary Public



My Commission Expires: 10-16-08

EXHIBIT "A"
LEGAL DESCRIPTION


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Commence at the Southwest corner of Section 26, Township 24 North, Range 15 East, Shelby County, Alabama; thence East along South boundary of said section for 923.14 feet to a point; thence turn 85 degrees 15 minutes left and run a distance of 421 feet to a point; thence turn 30 degrees left and run a distance of 110 feet to the point of beginning; thence continue along last said course a distance of 100.00 feet; thence turn an angle of 90 degrees to the left and run a distance of 265.13 feet to a point on the 397 contour line of Lay Lake; thence turn an angle to the left and run in a southeasterly direction along the 397 contour line for 105 feet, more or less, to a point that is 240 feet Southwest of and perpendicular to the point of beginning; thence turn an angle to the left and run parallel to the Northwesterly line of caption lands, a distance of 240.00 feet, more or less, to the point of beginning.

Shelby County, AL 05/20/2005
State of Alabama
Deed Tax: \$55.00