

Prepared from information supplied by Grantor
without any title examination or opinion
by John Joseph Smith, Jr., Attorney
618 South 38th Street
Birmingham, Alabama 35222

Send Tax Notices To:
Herman C. Fochtmann
2323 Highway 17
Montevallo, AL 35115

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED

Shelby County, AL 11/15/2005
State of Alabama

Deed Tax: \$19.00

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Eighteen Thousand Seven Hundred Fifty Dollars (\$18,750.00), to the undersigned Grantor, **E. M. Daw**, a married person, in hand paid by the undersigned Grantee, **Herman C. Fochtmann**, the receipt whereof is hereby acknowledged, the said E. M. Daw does hereby grant, bargain, sell and convey unto the said Herman C. Fochtmann the following described real estate situated in Shelby County, Alabama, to-wit:

A part of Lot 14, Block 2, in the Town of Wilton, Alabama, formerly called "Birmingham Junction" according to a map recorded in Deed Book 14, Page 239, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama and more particularly described as follows: Commence at a railroad spike set at the point of intersection with the centerline of Shelby County Road No. 8, and the centerline of Old Montgomery Road, said point being the accepted SE corner of the NE 1/4 of the SE 1/4 of Section 8, Township 24 North, Range 12 East, Shelby County, Alabama; and run westerly along the centerline of said County Road No. 8 for a distance of 458.5 feet to a point; thence right 129 degrees 19 minutes and run Northeasterly for a distance of 31.02 feet to a point of intersection with the Northerly right-of-way line of said County Road No. 8; thence right 53 degrees 41 minutes and run Easterly for a distance of 18.61 feet to the point of beginning; thence continue Northeasterly along said road right-of-way line for a deed distance of 134.00 feet; thence left 80 degrees 19 minutes and run Northeasterly for a deed distance of 55.00 feet; thence left 90 degrees 57 minutes and run Southwesterly for a deed distance of 94.0 feet; thence left 62 degrees 25 minutes and run Southeasterly for a deed distance of 85.0 feet to point of beginning; being situated in Shelby County, Alabama

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

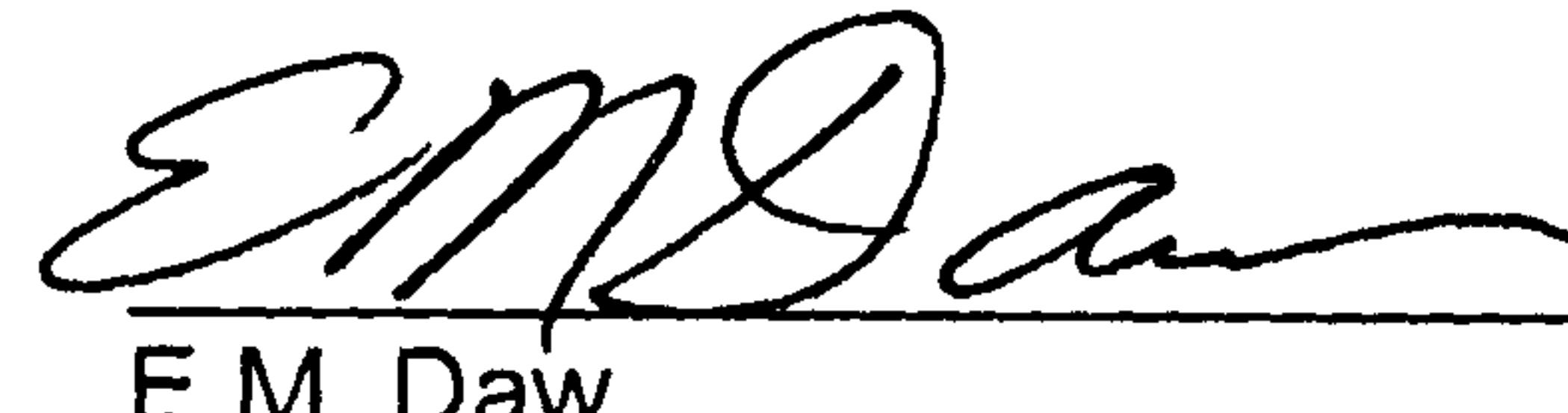
Subject property is not and has never been the homestead of Grantor or his spouse.

\$13,000.00 of the consideration cited herein is being paid by a purchase money mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his heirs, successors and assigns forever.

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

OCT IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal, this 27 day of Oct, 2005.



(Seal)

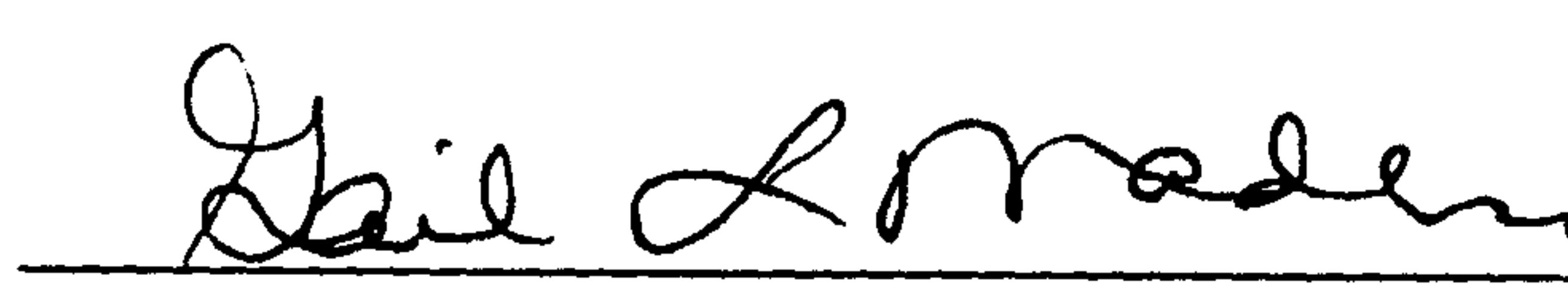
E M. Daw

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that E. M. Daw, a married person, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27 day of OCT, 2005.



Notary Public
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
My Commission Expires Aug 18, 2016
BONDED THRU NOTARY PUBLIC UNDERWRITERS