

20051116000599230 1/3 \$297.00
Shelby Cnty Judge of Probate, AL
11/16/2005 02:04:56PM FILED/CERT

Shelby County, AL 11/16/2005
State of Alabama

Deed Tax: \$280.00

Send Tax Notice To:
Birmingham Realty Company
27 Inverness Center Parkway
Birmingham, AL 35243
Attn: Charles Miller

STATE OF ALABAMA)

SHELBY COUNTY)

\$ 280,000.00

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 16th day of November, 2005, by **KAY K. DARNOLD**, an unmarried person (the "Grantor"), to **BIRMINGHAM REALTY COMPANY** an Alabama corporation (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration in hand paid by Grantee to Grantor, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantee, the following described real estate situated in Shelby County, Alabama; to-wit:

A parcel of land containing 6.843 Acres (298,072.96 Square feet), being part of the East half of the Northeast Quarter of Section 31 and part of the West half of the Northwest Quarter of Section 32, all in Township 21 South, Range 2 West, Shelby County, Alabama; being more particularly described as follows:

Commence at the Southwest Corner of the Southeast Quarter of the Northeast Quarter of Section 31, Township 21 South, Range 2 West, Shelby County, Alabama; thence a bearing of N 2°50'15" W, based on the Highway 12 right-of-way map, a distance of 329.51 feet to a ½ inch rebar found (Stamped "CARR 00010", typical) at the Northwest Corner of the Carrington Subdivision, and the POINT OF BEGINNING of the parcel herein described; thence continue N 2°50'15" W a distance of 170.21 feet to a rebar found; thence S 89°57'52" E a distance of 1776.82 feet to a point along the Westerly right-of-line of Shelby County Highway 12; thence S 09°07'39" W a distance of 171.06 feet along the Westerly right-of-way line of Shelby County Highway No. 12; thence N 90°00'00" W a distance of 1741.36 feet to the POINT OF BEGINNING.

The Property described above does not constitute any of the homestead of the Grantor.

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said parcels.

This conveyance is subject to the following:

1. Ad valorem taxes for 2006, a lien due and payable October 1, 2006.

2. Easement for the construction, operation and maintenance of utilities granted to the City of Calera as recorded in Instrument No. 1998-21395 and Instrument No. 1998-21396.

3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, as recorded in Real 352, Page 818 and Real 352, Page 805.

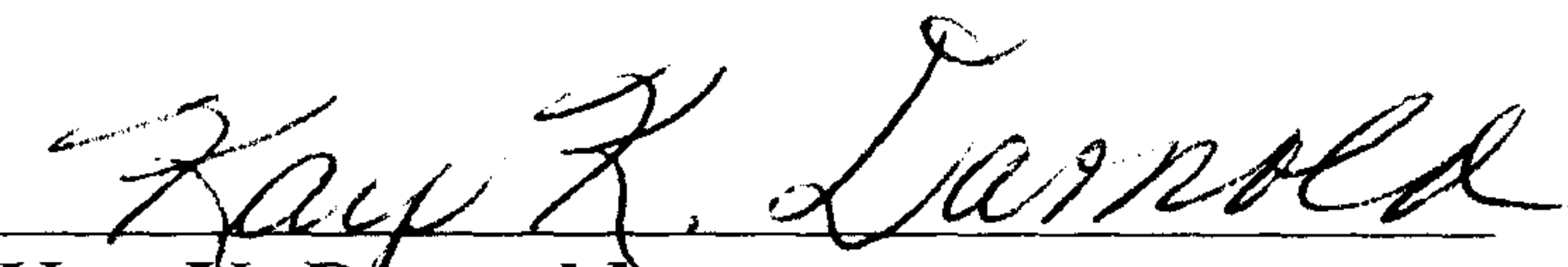
4. Release of damages as recorded in Inst. No. 1995-28050.

5. Matters of Survey as shown on survey of Barton F. Carr dated October 14, 2005 including the following: a) existing detention pond; b) encroachment of privacy fence on Southern property line; and c) drainway and stormpipe on westerly portion of subject property.

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

And said Grantor does for herself, her heirs and assigns, covenant with said Grantee, its successors and assigns, that she will, and her heirs and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons claiming by, through or under Grantee, but not otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed on this 10 day of November, 2005.


Kay K. Darnold

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kay K. Darnold, an unmarried person, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily for the purposes therein contained as of the day the same bears date.

Given under my hand and official seal this 10 day of November, 2005.

AFFIX SEAL

Maurice L. Shevin
Notary Public
My Commission Expires: 4-4-06

THIS INSTRUMENT PREPARED BY:

Maurice L. Shevin
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205