

WARRANTY DEED

Deed Tax: \$16.50

This instrument was prepared by:
✓ B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
David Lynn, Jr.
11184 Gallups Crossroad
Harpersville, Alabama 35078

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **One hundred sixty five thousand and no/100 (\$165,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Kimberly D. Williams f/k/a Kimberly D. Bivin and Timothy Grover Williams, wife and husband** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **David Lynn, Jr.** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Kimberly D. Bivin and Kimberly D. Williams are one and the same person.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

\$132,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

\$16,500.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 5th day of January, 2006.

Kimberly D. Williams Kimberly D. Bivin

Kimberly D. Williams f/k/a Kimberly D. Bivin
Timothy Grover Williams

Timothy Grover Williams

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, Stephanie Jones, a Notary Public in and for said County, in said State, hereby certify that **Kimberly D. Williams f/k/a Kimberly D. Bivin and Timothy Grover Williams, wife and husband** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 5th day of December, 2006.

Stephanie Jones

Notary Public
My Commission Expires: 02-26-09



20060124000036930 2/2 \$31.50
Shelby Cnty Judge of Probate, AL
01/24/2006 09:42:50AM FILED/CERT

EXHIBIT "A" LEGAL DESCRIPTION

The following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Northwest corner of Section 29, Township 19 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows: Commencing at the Northwest corner of Section 29, Township 19 South, Range 2 East, thence South 0 degrees 10 minutes 04 seconds East, a distance of 330.14 feet; thence South 89 degrees 44 minutes 57 seconds East, a distance of 882.43 feet to the point of beginning; thence continuing East along said line a distance of 350.00 feet to the West right of way line of Shelby County Highway No. 62; thence North 0 degrees, 22 minutes, 47 minutes (more accurately described as seconds) West along said highway right of way line for a distance of 154.00 feet; thence North 89 degrees, 55 minutes, 54 seconds West, a distance of 350.00 feet; thence South 0 degrees 23 minutes, 01 minutes (more accurately described as seconds) East, a distance of 152.89 feet to the point of beginning.

Together with a 30 foot easement lying 15 feet on either side of the following described centerline; commencing at the Northwest corner of Section 29, Township 19 South, Range 2 East; thence South 0 degrees, 10 minutes, 04 seconds East a distance of 330.14 feet; thence South 89 degrees, 44 minutes 57 seconds East a distance of 1232.43 feet to the West right of way line of Shelby County Highway No. 62; thence North 0 degrees, 22 minutes, 47 seconds West along said highway right of way line for a distance of 154.00 feet; thence North 00 degrees, 29 minutes 57 seconds East along said highway right of way line a distance of 15.0 feet to the point of beginning of the centerline of a 30 foot wide easement; thence North 89 degrees, 55 minutes, 57 seconds West a distance of 349.73 feet to the point of beginning.