

This instrument was prepared by:

Candice J. Shockley  
2491 Pelham Parkway  
Pelham, Alabama 35124

Send tax notice to:

William L. Kappen  
501 - 13<sup>th</sup> Street NW  
Alabaster, Alabama 35007

STATUTORY WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS,

\$10,000 Value

That in consideration of Ten Dollars (\$10.00) we, William L. Kappen, an unmarried man and Veronica Kappen, an unmarried woman, (hereinafter referred to as "GRANTORS"), do grant, bargain, sell and convey unto William L. Kappen, (hereinafter referred to as "GRANTEE"), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot3-A, according to a Resurvey of Lots 3 & 4, Block 2 of Fernwood Fourth Sector, as recorded in Map Book 7, Page 160, in the Probate Office of Shelby County, Alabama; being situated in SHELBY COUNTY, Alabama.

Subject to taxes for the year 2005 and subsequent years, easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

NOTE: No title documents were examined. The deed was prepared from information provided by the parties.

And subject to the foregoing, GRANTORS will warrant and forever defend the right and title to said bargained premises unto GRANTEE against the claims of all persons owning, holding or claiming by, through or under GRANTORS, which claims are based upon matters occurring subsequent to GRANTORS' acquisition of the bargained premises and prior to the date of delivery of this deed.

IN WITNESS WHEREOF, the said GRANTORS have hereunto set their hands and seals this 20<sup>th</sup> day of January, 2006

William L. Kappen (SEAL)  
WILLIAM L. KAPPEN

Veronica Kappen (SEAL)  
VERONICA KAPPEN

20060302000098570 2/2 \$24.00  
Shelby Cnty Judge of Probate, AL  
03/02/2006 09:59:42AM FILED/CERT

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM L. KAPPEN, an unmarried man, 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 the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20<sup>th</sup> day of January, 2006.

Amelia J. Gijo  
NOTARY PUBLIC

My comm. expires: 2-2-08

STATE OF ALABAMA )  
COUNTY OF ~~SHELBY~~ )  
Calhoun

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that VERONICA KAPPEN, an unmarried woman, 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 the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 day of January, ~~2005~~ 2006

LeAnn O'Neal  
NOTARY PUBLIC

My comm. expires: MY COMMISSION EXPIRES SEPTEMBER 1, 2008