20060508000215220 1/2 \$28.00 Shelby Cnty Judge of Probate, AL 05/08/2006 11:05:22AM FILED/CERT

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Law Offices of Christopher R. Smitherman, LLC
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice: Bart Tarpley 6490 Highway 10 Montevallo, AL 35115

STATE OF ALABAMA)	
)	WARRANTY DEED
SHELBY COUNTY	}	

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Seventy Thousand and 00/100 Dollars (\$70,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Edward Earl Smith, Jr. and Shane D. Schroeder, married persons, hereinafter called "Grantors," do hereby GRANT, BARGAIN, SELL AND CONVEY unto Bart Tarpley, an unmarried person, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land located in the NE¼ of the NE½ of Section 3, Township 22 South, Range 4 West, Shelby County, Alabama described as follows: Commence at the NW corner of said ¼-¼ section; thence run South 89 degrees 39 minutes 37 seconds East along the North boundary 130 feet; thence South 0 degrees 15 minutes 23 seconds West 413.21 feet; thence run South 57 degrees 05 minutes 04 seconds East 210 feet; thence run North 75 degrees 51 minutes 49 seconds East 53.02 feet to the point of beginning; thence run South 40 degrees 53 minutes 53 seconds East 206.78 feet; thence run south 37 degrees 44 minutes 30 seconds West 166.09 feet to the intersection of the NE right of way of Shelby County Highway No. 22; thence run North 57 degrees 30 minutes 32 seconds West along said right of way 3.44 feet to concrete right of way monument; thence run north 53 degrees 06 minutes 27 seconds West along said right of way 104.7 feet; thence run north 02 degrees 24 minutes 36 seconds East 114.29 feet; thence run North 23 degrees 51 minutes 46 seconds East 118.92 feet to the point of beginning.

Subject to all items of record.

Note: This property does not constitute homestead property for the Grantors.

PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE(S), ON EVEN DATE HEREWITH, IN FAVOR OF ABN AMRO MORTGAGE GROUP, INC., IN THE SUM OF \$56,000.00.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 5th day of May, 2006.

GRANTORS		
Sandent Lux (L.S.)		(L.S.)
Edward Earl Smith, Jr.	Shane D. Schroeder	
STATE OF ALABAMA) SHELBY COUNTY)	CKNOWLEDGMENT	

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted names, Edward Earl Smith, Jr. and Shane D. Schroeder, which are signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 5th day

of May, 2006.

NOTARY PUBLIC

My Commission Expires:____

Shelby County, AL 05/08/2006 State of Alabama

Deed Tax: \$14.00