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:
Barbara A. Cammon

Send Tax Notice:

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Montevallo, AL 35115

(205) 665-4357		· · · · · · · · · · · · · · · · · · ·	
STATE OF ALABAMA		WARRANTY DEED	20060526000252630 1/2 \$105.50 Shelby Cnty Judge of Probate, AL 05/26/2006 04:06:45PM FILED/CERT
SHELBY COUNTY	<b>)</b>		

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ninety-One Thousand Five Hundred and 00/100 Dollars (\$91,500.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Mike Allen, a married man, hereinafter called "Grantors," do hereby GRANT, BARGAIN, SELL AND CONVEY unto Barbara A. Cammon, an unmarried woman, 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:

See attached Exhibit "A"

GRANTORS

Subject to all items of record.

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

PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE(S), ON EVEN DATE HEREWITH, IN FAVOR OF USDA RURAL DEVELOPMENT, IN THE SUM OF \$91,250.00.

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.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 26<sup>th</sup> day of May, 2006.

Mike Allen

STATE OF ALABAMA
)
ACKNOWLEDGMENT
)

I, <u>Chris Smitherman</u>, a Notary Public for the State at Large, hereby certify that the above posted name, *Mike Allen*, which is signed to the foregoing Deed, who is 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.

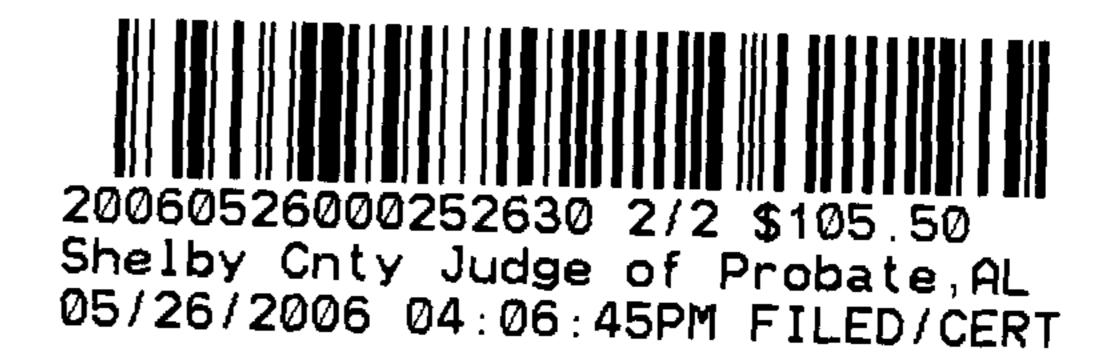
GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 26th day of May, 2006.

NOTA'RY PUBLIC My Commission Expires:

es:\_\_\_

13/2008

## EXHIBIT "A" LEGAL DESCRIPTION



Commence at the Westerly most corner of Lot No. 19 of the Canterbury Estates as recorded in Map Book 12, Page 96, of the Shelby County, Map Records; thence run North 48° 14' 33" West a distance of 299.67 feet to a point; thence run North 13° 33' 57" West a distance of 218.64 feet to a point marking the Northerly right-of-way line of Stratford Road (60 foot right-of-way); thence run North 76° 26' 03" East along said North right-of-way line a distance of 80.0 feet to a set 5/8" rebar marking the point of beginning; thence run North 13° 33' 57" West, departing said right-of-way line, a distance of 150.0 feet to a 5/8" rebar; thence run North 76° 26' 02" East a distance of 122.0 feet to a found 5/8" rebar marking the westerly right-of-way line of Oxford Circle (60 foot right-of-way); thence run South 13° 33' 58" East along said right-of-way line a distance of 125.0 feet to the point of curvature of a curve to the right having a central angle of 90° 00', a radius of 25.0 feet and an arc distance of 39.27 feet; thence run along said curve a chord bearing of South 31° 26' 02" West a chord distance of 35.36 feet to the point of tangency of said curve and being on said northerly right-of-way line of said Stratford Road; thence run South 76° 26' 03" West along said right-of-way line a distance of 97.0 feet to the point of beginning.

The above described land is located in the Southwest ¼ of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama.

According to the survey of James M. Ray, Ala Reg. #18383, dated May 23, 2006.

Shelby County, AL 05/26/2006 State of Alabama

Deed Tax: \$91.50