

Recording requested by:

Florence Moss Selman



20060608000271160 1/3 \$37.00
Shelby Cnty Judge of Probate, AL
06/08/2006 10:15:33AM FILED/CERT

and when recorded, please return this deed
and tax statements to:

Florence and Richard Selman
10 Oak Meadow Drive
Leeds, Alabama 35094

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GENERAL WARRANTY DEED

20,000 *FS*

THE GRANTOR: Florence Moss Selman, formerly known as Florence Moss Jacoby, (a married individual) whose address is 10 Oak Meadow Drive, Leeds, County of Shelby, State of Alabama FOR A VALUABLE CONSIDERATION, in the amount of TEN AND NO/100 DOLLARS (\$10.00) in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby GRANTS, CONVEYS and WARRANTS to Florence Moss Selman and Richard L. Selman ("Grantee"), whose address is 10 Oak Meadow Drive County of Shelby, State of Alabama all right, title, interest and claim to the following real estate in the County of Shelby, State of Alabama, with the following legal description:


See Exhibit "A" Attached Hereto and Made a Part and Parcel Hereof.

Subject to any and all restrictions, easements and rights-of-way of record affecting said property, if any.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantor further WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

EXECUTED this day of June 8, 20 06


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Florence Moss Selman
Florence Moss Selman

State of Alabama)
County of Shelby) ss

I Deborah A Ztrobe hereby certify that Florence Moss Selman, whose name is signed to the foregoing conveyance, 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 this 8th day of June, A.D. 20 06.

Deborah A Ztrobe
Signature of Notary Public

(Seal)

Deborah A Ztrobe
Printed Name of Notary

My commission expires on MY COMMISSION EXPIRES AUGUST 27, 2008, 20 .

NAME & ADDRESS OF PREPARER:

Florence Selman
_10 Oak Meadow Drive
_Leeds, Alabama 35094

Shelby County, AL 06/08/2006
State of Alabama

Deed Tax: \$20.00

EXHIBIT "A"

PART OF THE SE 1/4 OF NW 1/4 AND THE SW 1/4 OF NE 1/4 BOTH IN SECTION 4, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF THE SW 1/4 OF NE 1/4 OF SECTION 4, LOOKING IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF SAID 1/4 1/4 SECTION, TURN AN ANGLE TO THE LEFT OF 25 DEG. 13 MIN. AND RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 275.37 FEET TO AN EXISTING IRON PIN BEING THE POINT OF BEGINNING; THENCE TURN AN ANGLE TO THE RIGHT OF 45 DEG. 26 MIN. AND RUN IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 360.18 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 45 DEG. 51 MIN. AND RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 219.34 FEET TO A POINT ON THE SOUTHEAST RIGHT OF WAY LINE OF SHELBY COUNTY ROAD NO. 41; THENCE TURN AN ANGLE TO THE RIGHT 91 DEG. 12 MIN. TO CHORD AND RUN IN A NORTHEASTERLY DIRECTION ALONG SAID SOUTHEAST RIGHT OF WAY LINE FOR A DISTANCE OF 449 FEET, MORE OR LESS, TO AN EXISTING IRON PIN IN THE MIDDLE OF AN EXISTING ASPHALT DRIVE; THENCE TURN AN ANGLE TO THE RIGHT 93 DEG. 22 MIN. FROM CHORD LINE AND RUN IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE OF 350.48 FEET TO AN EXISTING IRON PIN; THENCE TURN AN ANGLE TO THE RIGHT OF 52 DEG. 49 MIN. AND RUN IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 98.77 FEET TO AN EXISTING IRON PIN; THENCE TURN AN ANGLE TO THE RIGHT OF 27 DEG. 02 MIN. 55 SEC. AND RUN IN A SOUTHWESTERLY DIRECTION FOR 599.52 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.