20060713000337420 1/1 \$12.00 Shelby Cnty Judge of Probate, AL. 07/13/2006 11:12:04AM FILED/CERT

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223

Send Tax Notice To: R & S Custom Homes, Inc. 12276 Old Highway 280 Chelsea, Alabama 35043

STATE OF ALABAMA

GENERAL WARRANTY DEED

COUNTY OF SHELBY

A part of the Northwest I/4 of the Northeast I/4 of Section 29, Township 19 South, Range 1 West, described as follows:

Commence at the Southeast corner of said 1/4 - 1/4 section and run Northerly along East line of said tract 210 feet to point of beginning; thence continue North along East line of said tract 640.5 feet; thence turn an angle to the left of 90 degrees and run Westerly 9 feet to the Southeasterly right of way line of Florida Short Route Highway; thence turn an angle to the left and run Southwesterly along said highway right of way line 481.2 feet; thence turn an angle to the left of 2 degrees 30 minutes and continue along said highway right of way line 150 feet; thence turn an angle to left of 101 degrees and run along North line of property formerly belonging to Henry L. Walker, Jr., a distance of 316.5 feet to point of beginning. Less and except any part of ;subject property lying within a road right of way. Situated in Shelby County, Alabama.

The property described herein is not the homestead of the grantor nor that of her spouse.

Subject To:

Ad valorem taxes for 2006 and subsequent years not yet due and payable until October 1, 2006. Existing covenants and restrictions, easements, building lines and limitations of record.

\$236,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'Ssuccessors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the **22nd** day of **June**, **2006**.

Sharon Kelley

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Sharon Kelley, a married woman, 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 Instrument she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22nd day of June, 2006.

NOTARY PUBLIC
My Commission Expires:

6-5-2007

