

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Jeff Gammon
255 Hwy 54
Montevallo, AL 35115

WARRANTY DEED



20060728000364590 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
07/28/2006 12:26:45PM FILED/CERT

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Five Thousand dollars and Zero cents (\$5,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, William R. Gammon and wife, Mary F. Gammon, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Jeff Gammon (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO TAXES FOR 2006 AND SUBSEQUENT YEARS, EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, AND PERMITS OF RECORD.

\$227,660.55 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 21st day of July, 2006.

| | |
|--------------|---------------------------------|
| _____ (SEAL) | <u>William R. Gammon</u> (SEAL) |
| _____ (SEAL) | <u>Mary F. Gammon</u> (SEAL) |
| _____ (SEAL) | _____ (SEAL) |
| | _____ (SEAL) |

STATE OF ALABAMA

} General Acknowledgment

SHELBY COUNTY

I, Michael T. Atchison, a Notary Public in and for the said County, in said State, hereby certify that William R. Gammon and wife, Mary F. Gammon whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of July, 2006.

My commission expires: 10-16-08

Michael T. Atchison
Michael T. Atchison, Notary Public

EXHIBIT A

A parcel of land situated in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SE corner of above said $\frac{1}{4}$ - $\frac{1}{4}$; thence North 00 degrees 00 minutes 00 seconds East, a distance of 441.62 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 332.61 feet; thence South 90 degrees 00 minutes 00 seconds West, a distance of 655.46 feet; thence South 00 degrees 00 minutes 00 seconds West, a distance of 332.61 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 655.46 feet to the POINT OF BEGINNING.

Also AND INCLUDING a 20' Ingress/Egress and Utility Easement, lying 10' either side of and parallel to the following described centerline:

Commence at the SE corner of above said $\frac{1}{4}$ - $\frac{1}{4}$; thence North 00 degrees 00 minutes 00 seconds East, a distance of 774.24 feet; thence South 90 degrees 00 minutes 00 seconds West, a distance of 655.46 feet; thence South 00 degrees 00 minutes 00 seconds West, a distance of 61.55 feet to the POINT OF BEGINNING OF SAID CENTERLINE; thence South 53 degrees 14 minutes 21 seconds West, a distance of 67.16 feet; thence South 48 degrees 29 minutes 03 seconds West, a distance of 85.82 feet; thence South 35 degrees 56 minutes 17 seconds West, a distance of 61.03 feet; thence South 29 degrees 04 minutes 45 seconds West, a distance of 184.84 feet; thence South 36 degrees 30 minutes 40 seconds West, a distance of 41.95 feet; thence South 50 degrees 38 minutes 25 seconds West, a distance of 46.32 feet; thence South 85 degrees 53 minutes 26 seconds West, a distance of 30.12 feet; thence North 60 degrees 16 minutes 01 second West, a distance of 27.24 feet; thence North 13 degrees 16 minutes 10 seconds West, a distance of 259.45 feet; thence North 10 degrees 35 minutes 04 seconds West, a distance of 265.75 feet; thence North 18 degrees 01 minute 35 seconds West, a distance of 106.06 feet to a point on the southerly R.O.W. line of Shelby County Highway 54, to the POINT OF ENDING OF SAID CENTERLINE.

According to the survey of Rodney Shiflett, dated May 12, 2006.


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