

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

Send Tax Notice To: Kevin D. Van Dam

5110 OLD Hwy, 280
Westover, AL 35147

WARRANTY DEED

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Thirty Two Thousand dollars and Zero cents (\$32,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Elsie Loveless, a married woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Kevin D. Van Dam (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
NOTE: Said deed should recite that description on survey of Karl Hager, dated May 11, 2006 is one and the same property as described in deed recorded in Inst. No. 20060317000124010, Probate Office, Shelby County, Alabama.
SUBJECT TO TAXES FOR 2006 AND SUBSEQUENT YEARS, EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, AND PERMITS OF RECORD.

\$0.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

THIS PROPERTY CONSTITUTES NO PART OF THE GRANTOR, OR OF HIS/HER/THEIR SPOUSE(S).

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 GRANTEE(S), 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 GRANTEE(S), their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this.

(SEAL)

(SEAL)

Elsie Loveless
Elsie Loveless

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

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General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Elsie Loveless 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this.

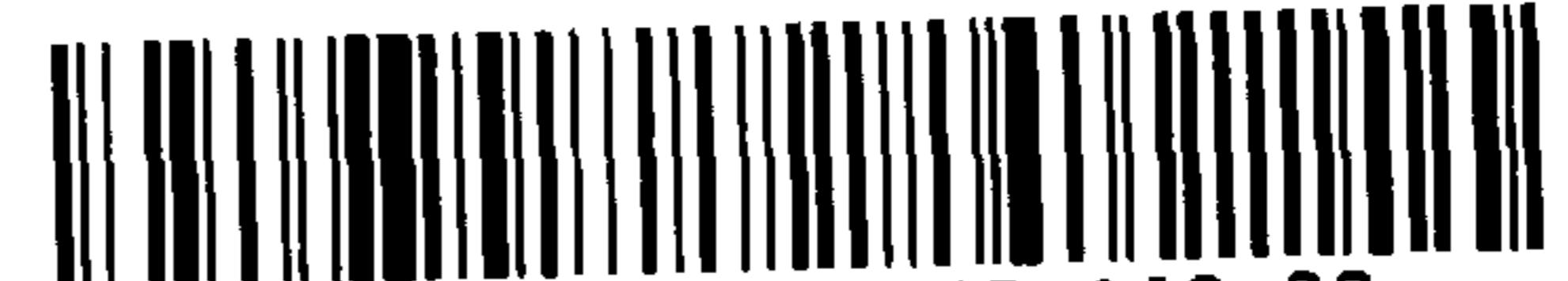
[Handwritten signature]
Notary Public
My Commission Expires: 10/16/08



EXHIBIT A

A tract of land in SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 30, Township 19 South, Range 1 East, described as follows: Begin at the SE corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said section and run North 2 degrees 30 minutes West 159 feet to the South right of way line of Florida Short Route Highway; thence along said highway right of way North 73 degrees West 73 feet to a point; thence run South 2 degrees 30 minutes East 210 feet to point of beginning and existing concrete monument; thence run South 73 degrees 0 minutes 0 seconds east and parallel with South right of way line of said highway 460.13 feet; thence South 2 degrees 23 minutes 44 seconds East 208.23 feet; thence North 72 degrees 58 minutes 8 seconds West and parallel with South right of way of said highway 228.63 feet; thence South 3 degrees 18 minutes 15 seconds East 35.73 feet; thence North 72 degrees 59 minutes 10 seconds West and parallel with South line of said highway 228.19 feet; thence run North 3 degrees 16 minutes 19 seconds 244.92 feet to the point of beginning. Situated in Shelby County, Alabama.

According to the survey of Karl Hager, dated May 11, 2006.



20060811000392400 2/2 \$46.00
Shelby Cnty Judge of Probate, AL
08/11/2006 01:51:39PM FILED/CERT

Shelby County, AL 08/11/2006
State of Alabama

Deed Tax: \$32.00