

THIS INSTRUMENT PREPARED BY:
✓ BOARDMAN, CARR & HUTCHESON, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:
Ginetta Speziani-Elie
1818 Falling Creek Circle
Mount Pleasant, South Carolina 29464

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Seventy-Five Thousand and 00/100 (\$275,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Donald Beugez and Alana Beugez, husband and wife**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Ginetta Speziani-Elie, a married individual**, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Parcel I

A part of the NW 1/4 of the SW 1/4 of Section 28, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: Commence at the southwest corner of the above described 1/4 1/4 Section; thence run North along the West 1/4 1/4 line for 333.08 feet to the point of beginning; thence continue along the same line for 333.08 feet; thence right 90 deg. 20 min. 50 sec. for 654.00 feet; thence right 89 deg. 39 min. 10 sec. for 333.08 feet; thence right 90 deg. 20 min. 50 sec. for 654.00 feet to the point of beginning. Less and except property described in Deed recorded as Instrument 2003-11640 in Probate Office of Shelby County, Alabama.

Parcel II

Commence at the Southwest corner of the NW 1/4 of the SW 1/4 of Section 28, Township 18 South, Range 1 East; thence run North on the 1/4 1/4 line for 333.08 feet; thence turn right 90 deg. 20 min. 60 sec. for 168.53 feet to the point of beginning; thence continue on the same line for 123.30 feet; thence turn right 139 deg. 35 min. 03 sec. for 40.0 feet; thence turn right 56 deg. 01 min. 16 sec. for 96.40 feet to the point of beginning.

Also, a 50 foot easement in Section 28, Township 18 South, Range 1 East, and more particularly described as follows: Commence at the Northwest corner of Section 28, Township 18 South, Range 1 East; thence run South on the Section line to the Southerly right of way line of County Road #43 for the point of beginning; thence continue on the same line to the Northwest corner of the NW 1/4 of the SW 1/4 of said Section 28; thence continue on the same line for 999.24 feet; thence left 89 deg. 39 min. 10 sec. for 50.0 feet; thence North and parallel with the West side of the easement to the Southerly right of way line of County Road #43; thence Southwest along said right of way line to the point of beginning.

All being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$220,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

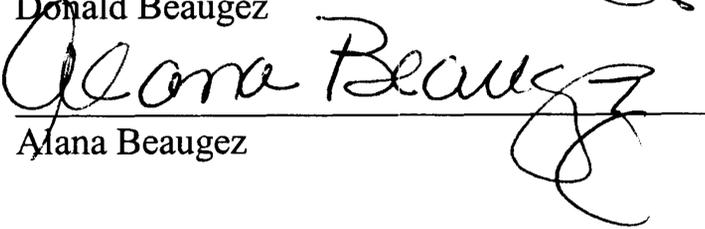
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are 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 GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.



20060816000398320 1/2 \$69.00
Shelby Cnty Judge of Probate, AL
08/16/2006 08:16:27AM FILED/CERT

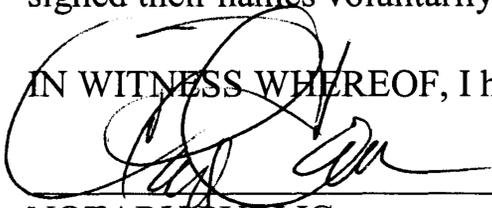
IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 15th day of August, 2006.


Donald Beugez

Alana Beugez

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Donald Beugez and Alana Beugez, husband and wife 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 Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of August, 2006.



NOTARY PUBLIC

My Commission Expires: 10/28/06 



20060816000398320 2/2 \$69.00
Shelby Cnty Judge of Probate, AL
08/16/2006 08:16:27AM FILED/CERT

Shelby County, AL 08/16/2006
State of Alabama
Deed Tax: \$55.00