

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW 2100 LYNNGATE DRIVE BIRMINGHAM, ALABAMA 35216 Send tax notice to: Jeanne A. Perkins 395 Stonegate Drive Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA
COUNTY

KNOW ALL MEN BY THESE PRESENTS.

VALUE \$ 50,000

That in consideration of Ten and 00/100 (\$10.00) DOLLARS, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Richard Scott Perkins and wife, Jeanne A. Perkins (herein referred to as grantors) do grant, bargain, sell and convey unto Jeanne A. Perkins (herein referred to as GRANTEE) the following described real estate situated in SHELBY County, Alabama to-wit:

See attached Exhibit "A" for legal description.

Subject to all rights of way, easements, covenants and restrictions of record. Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEE.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his (her) 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, his (her) heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this August 15, 2006.

WITNESS:

STATE OF ALABAMA
COUNTY

wife, Jeanne A. Perkins, whose name(s) 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 on August 15, 2006.

My commission expires: 5-11-09

NOTARY PUBLIC

Richard Scott Perkins

Jeanne A. Perkins

(SEAL)

20060816000399640 2/2 \$564.00 Shelby Cnty Judge of Probate, AL 08/16/2006 11:02:10AM FILED/CERT

EXHIBIT A

Re: Perkins/ Shelby County

A parcel of land situated in the Southwest 1/4 of Section 19, Township 18 South, Range 1 East, being a part of Lot B, according to the survey of Stonegate Realty - Phase Two, as recorded in Map Book 31 page 28 A & B, in the Shelby County, Probate Office, located in Shelby County, Alabama, being more particularly described as follows: Commence at the Southwest corner of the Southwest 1/4 of said Section 19 and run North 01°00'00" West along the West line of said 1/4 section for a distance of 942.85 feet to a point; thence run North 89°00'00" East for a distance of 404.77 feet to the point of beginning, said point being located on the Northwestern right of way of the proposed Stonegate Drive Extension; thence run north 52°04'56" West for a distance of 323.9 feet, more or less, along the Easterly boundary of Killion Parcel recorded in instrument number 20030321000173110 in the Shelby County, Probate Offfice to the 775 contour elevation, said elevation being the proposed full pool elevation of a proposed lake currently under construction; thence run Northeasterly along said 775 contour elevation for a distance of 425 feet, more or less, to a point; thence run South 69°29'18" East for a distance of 483.2 feet, more or less, to a point on the future Northwestern right of way of Stonegate Drive, said point being on a curve to the left having a radius of 530.00 feet and a central angle of 17°45'02" a chord length of 163.54 feet and a chord bearing of South 19°58'03" West; thence run along the arc of said curve for a distance of 164.20 feet to a point on a curve to the right having a radius of 470.00 feet, a central angle of 34°31'39" a chord length of 278.97 feet and a chord bearing of South 28°21'21" West; thence run along the arc of said curve for a distance of 283.23 feet to point of beginning; being situated in Shelby County, Alabama.

Shelby County, AL 08/16/2006 State of Alabama

Deed Tax: \$550.00