



20060907000441500 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
09/07/2006 11:05:57AM FILED/CERT

This deed was prepared without benefit of a title search. Legal description furnished by Grantor. No verification of compliance with governmental requirements has been made by preparer of deed.

SEND TAX NOTICE TO:

Name: Ms. Dawn F. Suttle
Address: 243 South San Rafael Avenue
Pasadena, CA 91109

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P.O. Box 587
Columbiana, Alabama 35040

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00)** and other good and valuable considerations to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I, **Loyd G. Fulton, Jr., as Executor and Personal Representative of the Estate of Nell Jones Fulton, deceased**, (herein referred to as grantor), do grant, bargain, sell and convey unto **Loyd G. Fulton, Jr.,** (herein referred to as grantee), all right, title, and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the SE 1/4 of SW 1/4, Section 24, Township 21 South, Range 1 West, more particularly described as follows: Commencing at the NE corner of said SE 1/4 of SW 1/4 of Section 24, Township 21 South, Range 1 West and run along the North line of said forty acres South 89 deg. 00 min. West 808.0 feet; thence turn an angle of 90 deg. to the left and run South 1 deg. 00 min. East along East side of Moon and Rabren lots 425.0 feet to the point of beginning of the lot herein described and conveyed; thence turn angle of 90 deg. to right and run South 89 deg. 00 min. West 208.4 feet; thence turn angle to left of 90 deg. and run South one deg. 00 min. East 185.0 feet; thence turn angle to left of 90 deg. and run North 89 deg. 00 min. East 208.4 feet; thence turn angle to left of 90 deg. and run North 1 deg. 00 min. West 185.0 feet to point of beginning. Situated in the Town of Columbiana, Alabama.

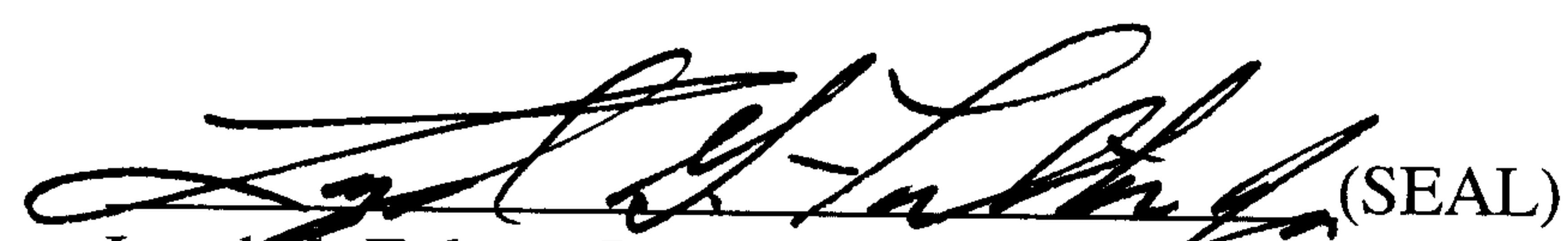
Grantor further conveys an easement 40 feet in width as described in that certain deed recorded in Deed Book 200, Page 393, in the Office of the Judge of Probate of Shelby County, Alabama.

It is understood and agreed between the parties hereto that the property herein described is conveyed to grantees subject to restrictions contained in deed to W. W. Rabren, recorded in Deed Book 199 at Page 122, in the Office of the Judge of Probate of Shelby County, Alabama.

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

And I do for myself and for my heirs, executors, and administrators covenant with the said grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that said property is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6 day of September, 2006.


(SEAL)
Loyd G. Fulton, Jr., as Executor and Personal Representative of the Estate of Nell Jones Fulton, deceased



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**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Loyd G. Fulton, Jr., whose name as Executor and Personal Representative of the Estate of Nell Jones Fulton, deceased, 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, in his capacity as such Executor and Personal Representative, executed the same voluntarily with full authority, on the day the same bears date.

Given under my hand and official seal this 6 day of September, 2006.

Charles M. Fowler Jr.
Notary Public

My Commission Expires: 8/8/08