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

Send Tax Notice To: Linda Knowles

20060912000451420 1/3 $67.50
Shelby Cnty Judge of Probate, AL
09/12/2006 12:43:38PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Fifty Thousand Three Hundred Forty dollars and Zero cents ($50,340.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Eddie Smith, a MARRIED man; and Shane D. Schroeder, a married man (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Linda Knowles (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.

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

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 25th day of August, 2006.

_____ (SEAL)

_____ (SEAL)

_____ (SEAL)

Eddie Smith (SEAL)
Eddie Smith

Shane D Schroeder (SEAL)
Shane D. Schroeder

Janet F Parson PO (SEAL)
By: Janet F. Parson, Attorney in Fact under Power of Attorney recorded as Instrument #_____, in the Probate Office of Shelby County, Alabama

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 Eddie Smith, a _____ man, whose name is 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of August, 2006.

Michael T. Atchison, Notary Public

Shelby County, AL 09/12/2006
State of Alabama

Deed Tax:$50.50

20060912000451420 2/3 $67.50
Shelby Cnty Judge of Probate, AL
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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 Janet F. Parson, whose names as Attorney in Fact for Shane D. Schroeder, is 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 she executed the same voluntarily on the day the same bears date, in her capacity as such Attorney in Fact.

Given under my hand and official seal this 25th day of August, 2006.

Michael T. Atchison, Notary Public

File No.: S-06-15166

20060912000451420 3/3 $67.50
Shelby Cnty Judge of Probate,AL
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EXHIBIT A

A parcel of land situated in Section 3, Township 24 North, Range 12 East, Shelby County, and being more particularly described as follows:
PARCEL 1:
Commence at the intersection of the centerline of Boundary Street and the Northeast right of way line of Shelby Street; thence proceed in a Southwesterly direction along an extension of the centerline of Boundary Street for a distance of 60 feet to a point on the Southwest right of way line of Shelby Street; thence turn an angle of 90 degrees 00 minutes to the left and run along said right of way for 178.36 feet; thence continue along said right of way for a distance of 65.80 feet to the point of beginning; thence turn right an angle of 107 degrees 39 minutes 38 seconds for a distance of 151.33 feet to a point, point being on the Northerly edge of Shoal Creek; thence turn left an angle of 132 degrees 07 minutes 36 seconds and run along said Creek for a distance of 77.15 feet; thence turn right an angle of 5 degrees 25 minutes 04 seconds and run along said creek for a distance of 115.63 feet to the Southerly right of way of Shelby Street; thence run Northwesterly along said right of way being a curve to the left (said curve having a central angle of 60 degrees 56 minutes 58 seconds) for an arc distance of 154.33 feet; thence run Southerly along said right of way for a distance of 6.70 feet to the point of beginning. Said parcel located in Section 3, Township 24 North, Range 12 East, Shelby County, Alabama.