

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

Send Tax Notice To: Veronica Saenz

~~Veronica Saenz~~

~~Veronica Saenz~~

12 Beacon Way
Santa Rosa Beach FL 32459

WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Seventy Five Thousand dollars and Zero cents (\$75,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Nellie G. Kiinstler, a Married woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Veronica Saenz (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.

\$63,750.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

\$0.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A SECOND 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 14th day of September, 2006.

(SEAL)

Nellie G. Kiinstler

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

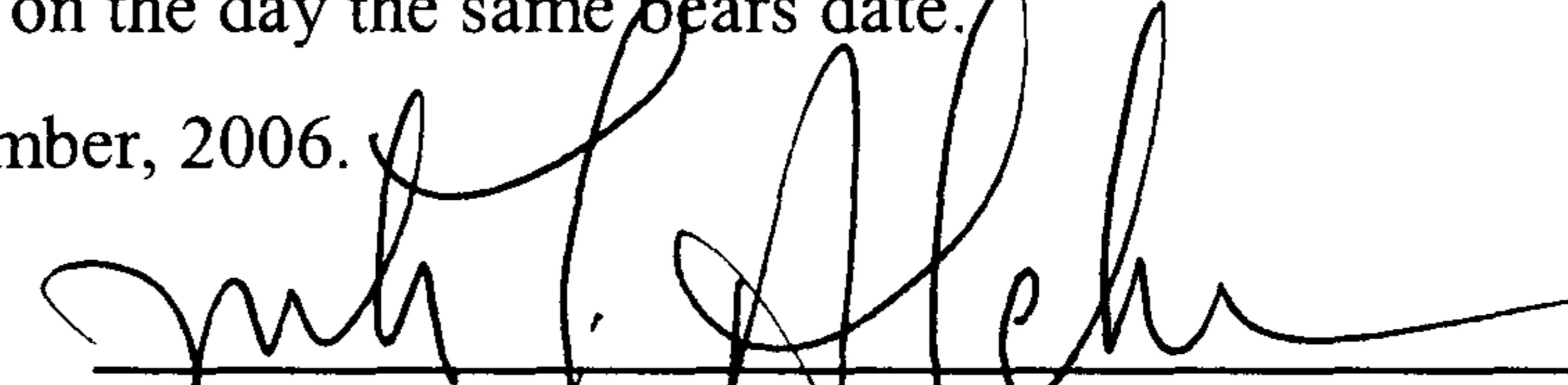
}

General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Nellie G. Kiinstler 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 14th day of September, 2006.


Notary Public
My Commission Expires: 10/16/08



Shelby County, AL 09/22/2006
State of Alabama

Deed Tax: \$11.50

Atchison



20060922000472200 2/2 \$25.50
Shelby Cnty Judge of Probate, AL
09/22/2006 12:16:14PM FILED/CERT

EXHIBIT A

One acre in the SW corner of the NE 1/4 of the SW 1/4 and one acre in the NW corner of the SE 1/4 of the SW 1/4, all in Section 8, Township 21 South, Range 3 West, Shelby County, Alabama, described by metes and bounds as follows:

Beginning at the Northwest corner of the SE 1/4 of the SW 1/4 of Section 8, Township 21 South, Range 3 West, Shelby County, Alabama, and run thence Southerly along the West line of said Quarter-Quarter Section a distance of 209.89 feet to a point; thence turn 89 degrees 18 minutes 14 seconds left and run Easterly 209.75 feet to a point; thence turn 90 degrees 33 minutes 33 seconds left and run Northerly 419.19 feet to a point; thence turn 89 degrees 15 minutes 28 seconds left and run Westerly 210.76 feet to a point on the West line of the NE 1/4 of the SW 1/4 of said Section 8; thence turn 90 degrees 52 minutes 45 seconds left and run Southerly along said West line of said Quarter-Quarter a distance of 209.99 feet to the point of beginning.

Situated in Shelby County, Alabama.