This instrument was prepared by:

A. VINCENT BROWN, JR. 510 North 18th Street Bessemer, AL 35020

FILE #0906-07

SEND TAX NOTICE TO:
Tommy Woolsteen

Helena, Al 35080

20060928000480840 1/3 \$22.00 Shelby Cnty Judge of Probate, AL 09/28/2006 08:46:16AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Forty-Five Thousand and 00/100 (\$45000)** and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Paul Lutz and Joyce Lutz**, **husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Tommy Woolsteen** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama towit:

See Exhibit "A" for a complete legal description of the property being conveyed herein.

SUBJECT TO:

- 1. Taxes for the year beginning October 1, 2005, which constitutes a lien but are not yet due and payable until October 1, 2006.
- 2. Easements, Right of Ways, mineral and mining rights, building lines, as shown in the public records.

\$40000 of the purchase price recited above was paid from seller held mortgage loan closed simultaneously herewith.

TO HAVE AND TO 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 said grantee, his, her or 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 stated 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 or their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 09/28/2006 State of Alabama

Deed Tax:\$5.00

AW. Brown

IN WITNESS WHEREOF, I, Paul Lutz and Joyce Lutz, have hereunto set my hand(s) and seal(s) this 15th day of September, 2006.

Paul Lutz (SEAL)

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(SEAL)

20060928000480840 2/3 \$22.00 Shelby Cnty Judge of Probate, AL 09/28/2006 08:46:16AM FILED/CERT

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Paul Lutz and Joyce Lutz**, whose name(s) (is/are) signed to the foregoing conveyance, and who (is/are) known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, HE/SHE/THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of September, 2006.

Notary Public

My commission expires:

20060928000480840 3/3 \$22.00 Shelby Cnty Judge of Probate, AL 09/28/2006 08:46:16AM FILED/CERT

EXHIBIT "A"

Parcel I

Commencing at the southwest corner of the southwest quarter of the northeast quarter of said section 23; thence S 86 degrees 25 minutes 57 seconds east along the south line of said quarter-quarter section a distance of 265.60' to the point of beginning; thence S 86 degrees 25 minutes 57 seconds east a distance of 168.66'; thence N 42 degrees 09 minutes 32 seconds west a distance of 201.72'; thence S 47 degrees 50 minutes 28 seconds W a distance of 102.63'; thence N 45 degrees 38 minutes 22 seconds W a distance of 98.29' to the southeasterly right of way of 20.01'; thence S 45 degrees 38 minutes 22 seconds E a distance of 178.73' to the point of beginning.

Parcel II

Commencing at the southwest corner of the southwest quarter of the northeast quarter of said section 23; thence S 86 degrees 25 minutes 57 seconds east along the south line of said quarter-quarter section a distance of 23.81' to the southeasterly right of way of Shelby County Highway #93; thence N 45 degrees 55 minutes 46 seconds E along distance of 108.66'; thence S 42 degrees 09 minutes 32 seconds E a distance of 101.74'; thence S 47 degrees 50 minutes 28 seconds W a distance of 102.63'; thence N 45 degrees 38 minutes 22 seconds W a disatnce of 98.29' to the Point of Beginning.

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