20061213000605770 1/3 \$117.00 Shelby Cnty Judge of Probate, AL 12/13/2006 10:23:17AM FILED/CERT 100,000

STATE OF ALABAMA,

COUNTY OF SHELBY.

## WARRANTY DEED

THIS INDENTURE, made and entered into on this the 27th day of Months of Appendix App

## -WITNESSETH-

That for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, cash in hand paid to the Party of the First Part by the Party of the Second Part, the receipt of whereof is hereby acknowledged, the Party of the First Part has granted, bargained, and sold, and by these presents does grant, bargain, sell and convey unto the said Party of the Second Part all of her right, title and interest in and to the hereinafter described real estate, including any contingent or remainder interest that she may now have in said real estate, or that she may hereafter acquire in said real estate, which said real estate is situated in Shelby County, Alabama, and is more particularly described as follows, to-wit:

A parcel of land located in the SE 1/4 of the SE 1/4 of Section 25, Township 19 South, Range 3 West, more particularly described as follows: Commence at the NW corner of said 1/4 - 1/4 section, thence in an easterly direction along the northerly line of said 1/4 - 1/4 section, a distance of 897.44 feet; thence 89 degrees 19 minutes 08 seconds right, in a southerly direction, a distance of 82.27 feet; thence 54 degrees 43 minutes 51 seconds right, in a southwesterly direction a distance of 423.95 feet to the point of beginning; thence continue along last described course a distance of 130.00 feet; thence 90 degrees left, in a southeasterly direction, a distance of 130.00 feet; thence 90 degrees left, in a northwesterly direction, a distance of 130.00 feet; thence 90 degrees left in a northwesterly direction, a distance of 180.00 feet to the point of beginning. According to the survey of Melvin R. Reynolds, Registered Surveyor, Reg. No. 2087, dated 31st day of May, 1979.

## SUBJECT TO:

Transmission line permits to Alabama Power Company recorded in Deed Book 101, Page 500; in Deed Book 101, Page 569; in Deed Book 111, Page 153; in Deed Book 129, Page 38; in Deed Book 240, Page 429; and in Deed Book 251, Page 514, in Probate Office. Title to minerals underlying caption lands with mining rights and privileges pertaining thereto.

SUBJECT, HOWEVER, to any and all easements, rights of way, conditions, limitations, restrictions, and reservations appearing of record in the Probate Office of Shelby County, Alabama, which affect said property.

By virtue of that certain Supplemental Judgment of Divorce rendered in the Circuit

20061213000605770 2/3 \$117.00 Shelby Cnty Judge of Probate, AL 12/13/2006 10:23:17AM FILED/CERT

Court of Bibb County, Alabama, on the 12<sup>th</sup> day of June, 2006, styled Jimmy Ray Lemonds, Plaintiff vs. Rebecca R. Lemonds, Defendant, Civil Action No. DR-2004-118, the Circuit Court of Bibb County, Alabama, exercised in rem jurisdiction and divested the real estate hereinabove described out of or from the Party of the First Part, and vested said real estate in and to the Party of the Second Part, Jimmy R. Lemonds, former

Together with all and singular the rights, benefits, privileges, improvements, tenements, hereditaments and appurtenances unto the same belonging or in any wise appertaining.

TO HAVE AND TO HOLD the above described real estate unto the said Party of the Second Part, and unto the heirs, assigns and successors of the said Party of the Second Part, to be his, in fee simple, absolute, forever.

And for the consideration, said Party of the First Part covenants and agrees with the said Party of the Second Part, and with the heirs, assigns and successors of the Second Part, that the Party of the First Part is seized of an indefeasible estate in fee simple in said real estate; that the Party of the First Part has a good, lawful and perfect right to sell and convey the said real estate in fee simple; that said real estate is FREE AND CLEAR from all encumbrances whatsoever except as hereinabove set forth; and that the Party of the First Part will forever WARRANT AND DEFEND the title to the said real estate and the possession thereof, against the lawful claims and demands of all persons whomsoever.

It is the intention of the Party of the First Part to convey, and there is hereby conveyed, unto the Party of the Second Part any and all of her right, title, claim and interest, present or future, in and to said property.

IN WITNESS WHEREOF, the Party of the First Part has hereunto set her hand and seal on this the day, month and year first hereinabove written.

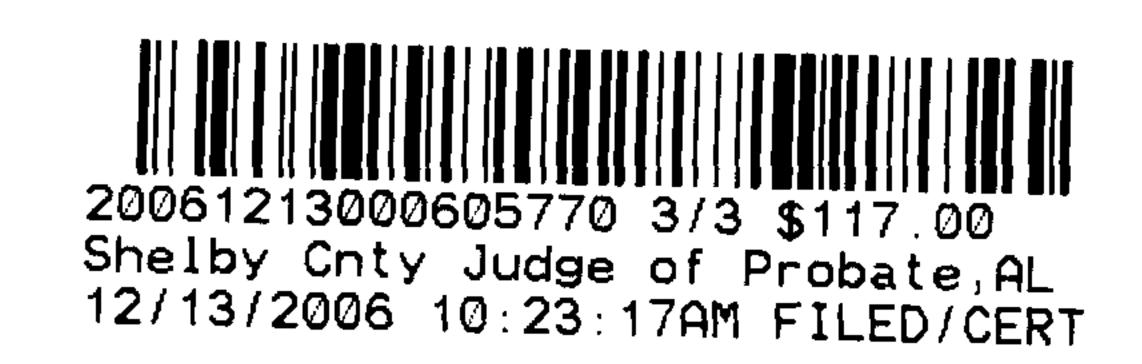
Rebecca Ruth Rogers, formerly known as

Rebecca R. Lemonds

STATE OF ALABAMA,

husband of First Party;

COUNTY OF Shelby. \*



I, the undersigned authority, a notary Public in and for said county and state, do hereby certify that Rebecca Ruth Rogers, formerly known as Rebecca R. Lemonds, a divorced unmarried woman, 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 said conveyance she executed the same voluntarily on the day the same bears date.

date.				
In Testimo	ny Wher	eof, I hav	e hereunto subscribed my	name and affixed my official
seal on this the	27/2	_day of _	Normber	2006
			UMIIMA	i Day
		Notary Public, State of Alabama At Large		
(SEAL)				nission Expires:

THE PREPARATION OF THIS DOCUMENT DOES NOT CONSTITUTE AN EXAMINATION OF TITLE AS TO THE PROPERTY DESCRIBED HEREIN. THE ABOVE ATTORNEY HAS MADE NO SUCH TITLE EXAMINATION UNLESS REFLECTED BY SEPARATE DOCUMENTS SIGNED BY SUCH ATTORNEY.

Shelby County, AL 12/13/2006 State of Alabama

Deed Tax:\$100.00