THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE EVIDENCE. DESCRIPTION FURNISHED BY GRANTORS.

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

200701160000021790 1/2 \$19.00 Shelby Cnty Judge of Probate, AL 01/16/2007 09:44:44AM FILED/CERT Send Tax Notice to:

James H. Walters

1551 Hwy 56

Wilsonville, AC

35186

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FIVE THOUSAND DOLLARS and NO/100 (\$5,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, JAMES H. WALTERS, a single man, and LISA G. WALTERS, a single woman, hereby grant, bargain, sell and convey unto JAMES H. WALTERS, the following described real estate, situated in: Shelby County, Alabama, to-wit:

## PARCEL A:

A parcel of land in the Southeast Quarter of the Northwest Quarter of Section 27, Township 20 South, Range 1 East, being a part of the same land described in a deed to James H. and Lisa G. Walters, recorded in Instrument #2005-52943, of the Real Property Records of Shelby County, Alabama. Said parcel of land being more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of the Northwest Quarter of said Section 27; thence North 00 degrees 18 minutes 42 seconds West along the West line of said sixteenth Section, a distance of 48.68 feet to a fence corner, found at the point of beginning, on the North line of a prescriptive use easement for County Highway #56; thence North 00 degrees 22 minutes 51 seconds East, along an existing fence, a distance of 691.62 feet to a fence corner; thence North 87 degrees 59 minutes 17 seconds East, along an existing fence, a distance of 303.53 feet, to a ½-inch rebar set; thence South 30 degrees 56 minutes 57 seconds East a distance of 307.76 feet, to a ½-inch rebar, set; thence South 01 degrees 25 minutes 35 seconds East a distance of 423.93 feet, to the North line of a prescriptive use easement for County Highway #56; thence South 88 degrees 15 minutes 21 seconds West, along said easement, a distance of 477.36 feet to the point of beginning.

According to survey of Sid Wheeler, RLS #16165, dated October 11, 2006.

Subject to taxes for 2007 and subsequent years, restrictions, easements and rights of way of record.

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 the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28 day of December

2006.

JAMES H. WALTERS

Shelby County, AL 01/16/2007 State of Alabama

STATE OF ALABAMA SHELBY COUNTY

Deed Tax:\$5.00

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JAMES H. WALTERS, whose name(s) is/are signed to the foregoing conveyance, and who is/are Known to

LISA G. WALTERS

me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/sr executed the same voluntarily on the day the same bears date.

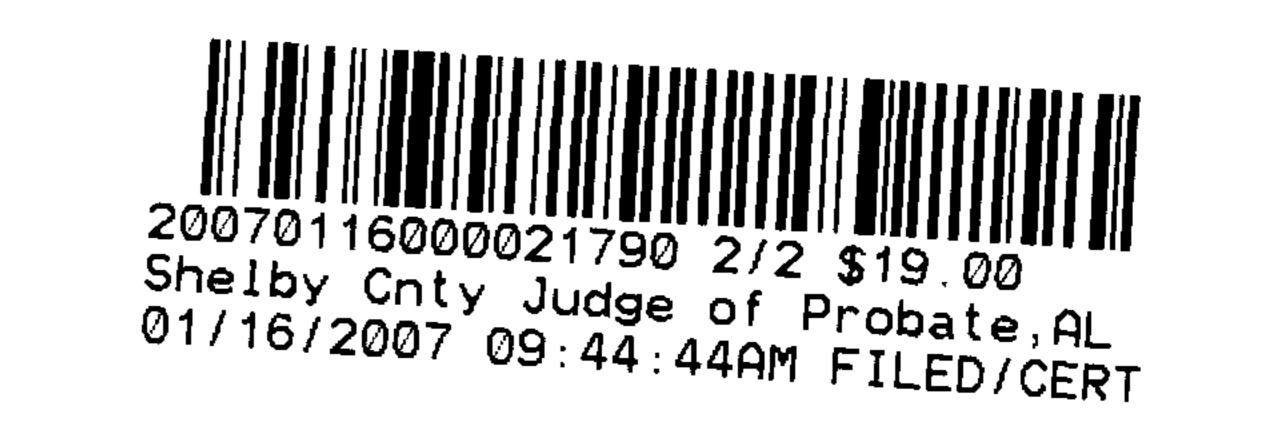
Given under my hand and official seal this 28 day of December, 2006

Notary Public

My Commission Expires:

Jan 23, 2008

## STATE OF ALABAMA SHELBY COUNTY



I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that LISA G. WALTERS, 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 <u>W</u> day of <u>December</u>

Notary Public

My Commission Expires:

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Jan 23, 2008