

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

Send Tax Notice To: Alice E. Owens  
306 Mildred Street  
Columbiana, AL 35051



2007030600099580 1/2 \$132.00  
Shelby Cnty Judge of Probate, AL  
03/06/2007 08:18:51AM FILED/CERT

## WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of One Hundred Eighteen Thousand dollars and Zero cents (\$118,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Richard E. Houston and Denise Beasley Houston, husband and wife, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Alice E. Owens (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 2007 AND SUBSEQUENT YEARS, EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, AND PERMITS OF RECORD.

\$0.00 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.

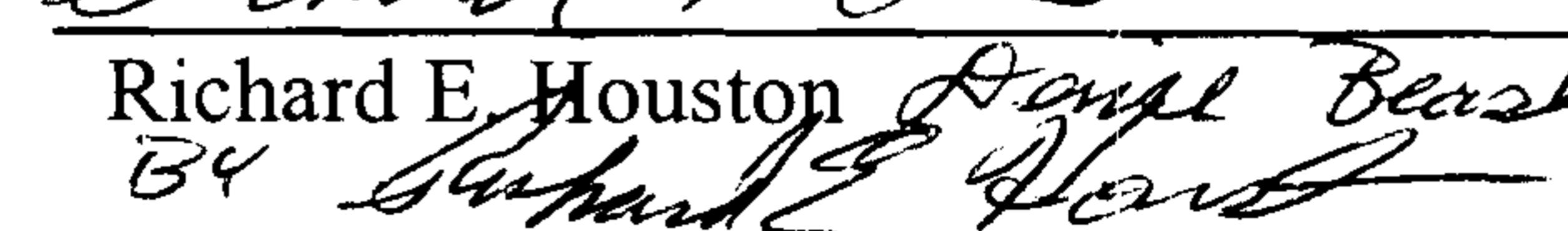
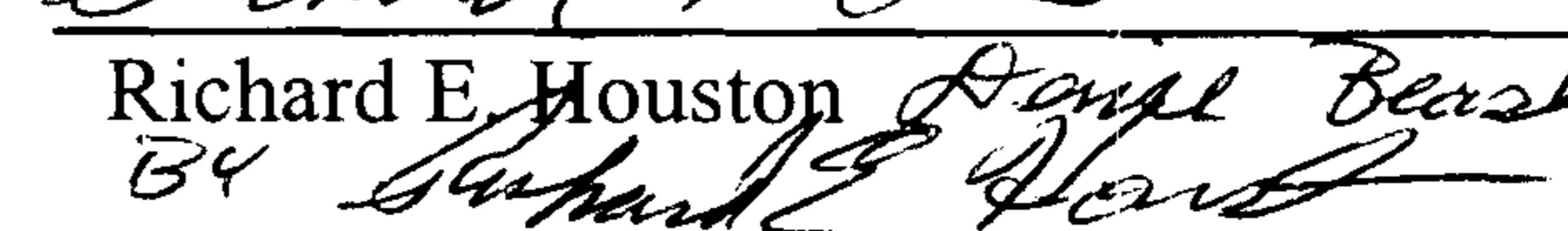
THIS PROPERTY CONSTITUTES NO PART OF THE GRANTOR, OR OF HIS/HER/THEIR SPOUSE(S).

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, we have hereunto set our hand(s) and seal(s), this 7<sup>th</sup> day February, 2007.

  
Richard E. Houston (SEAL)

  
By   
AS AIF (SEAL)

Denise Beasley Houston  
By: Richard E. Houston, as Attorney-in-Fact  
as recorded in Inst# 2007030600099570  
In the Probate Office of Shelby County,  
Alabama.

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 Richard E. Houston 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7<sup>th</sup> day of February, 2007.

Notary Public: Amanda Bailey  
AMANDA BAILEY  
Notary Public, Shelby County  
Alabama State At Large  
My Commission Expires  
September 20, 2008

} General Acknowledgment

STATE OF ALABAMA

}

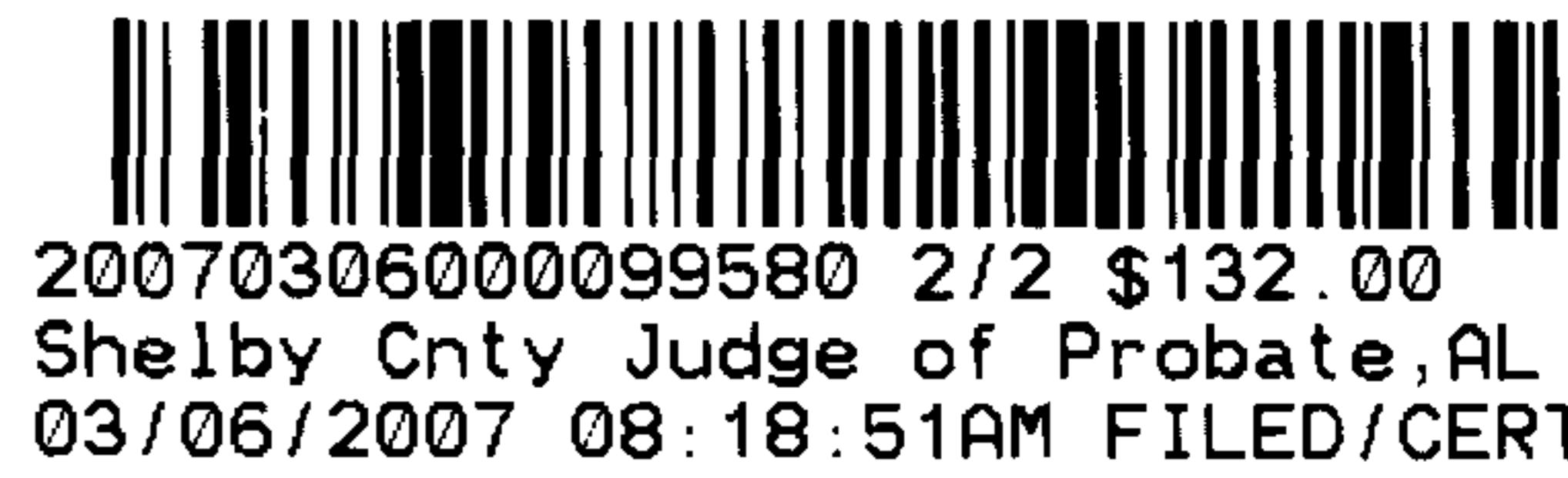
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Richard E. Houston whose name is signed to the foregoing conveyance, as Attorney-in-fact for Denise Beasley Houston, and who is 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 7<sup>th</sup> day of February, 2007.

Notary Public:

Amanda Bailey  
AMANDA BAILEY  
Notary Public, Shelby County  
Alabama State At Large  
My Commission Expires  
September 20, 2008



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## EXHIBIT A

A lot in the Town of Columbiana, Alabama in the SW 1/4 of NW 1/4 of Section 25, Township 21 South, Range 1 West, more particularly described as follows:

Begin at a point on the North margin of Mildred Street, 325 feet, East of the East line of Catherine Street, said point being the Southwest corner of the F. E. Leonard property and being marked by an iron pin; and from said point of beginning run in an Easterly direction along the North line of Mildred Street a distance of 80 feet to an iron pipe at the Southwest corner of the Conrad M. Fowler lot; thence in a Northerly direction along the Westerly line of the Conrad M. Fowler lot a distance of 178 feet to an iron pipe; thence in a Westerly direction a distance of 81 feet to the East line of the C. H. Fore lot at a point 171 feet distant, measured along the East line of the C. H. Fore lot from the North line of Mildred Street, which point is marked by an iron pipe; thence in a Southerly direction along the East line of the C. H. Fore lot a distance of 171 feet to the point of beginning.

Situated in Shelby County, Alabama.