20070323000132800 1/2 $52.00
Shelby Cnty Judge of Probate, AL
03/23/2007 01:49:02PM FILED/CERT

THIS INSTRUMENT PREPARED BY:

THOMAS L. FOSTER, ATTORNEY
1201 NORTH 19TH STREET
BIRMINGHAM, AL 35234

SEND TAX NOTICE TO:
ATTN: Bill Mauldin
ALABAMA POWER COMPANY
600 North 18th Street
Birmingham, AL 35203

WARRANTY DEED (Without Survivorship)

STATE OF ALABAMA)
JEFFERSON COUNTY)

$ 37,758.34 Value

That in consideration of ---Ten and 00/100--($10.00) DOLLARS & Other Good & Valuable Considerations to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I or we,

Joan Hamm Sargent, a married woman

(herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto

Alabama Power Company

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY **County, Alabama, to-wit:**

See attached Exhibit "A" for legal description.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

Subject to encroachment of well house on the east boundary line of said property.

This property is not the homestead of the undersigned grantor.

TO HAVE AND TO HOLD to the 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, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; they that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8 **day of** February **, 2007.**

X Joan Hamm Sargent **(Seal)**
Joan Hamm Sargent

_____ **(Seal)**

STATE OF ALABAMA **)**
Jefferson **COUNTY)**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Joan Hamm Sargent, a married woman **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 8 **day of** February **, 2007.**

X Reashema A. Pickett
NOTARY PUBLIC

MY COMMISSION EXPIRES
APRIL 20, 2007

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Exhibit A
Boundary Description
Shelby County, Alabama
Township 21 South, Range 02 West
Section 17

A parcel of land located in a portion of the Northwest 1/4 of the Northwest 1/4 of Section 17, Township 21 South, Range 02 West of Shelby County, Alabama, more particularly described as follows:

Commence at the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 17, marked by a found 1 1/2 inch capped pipe; thence North 87°55'54" West a distance of 338.56 feet along the north line of said 1/4, 1/4 section to a set 1 1/2 inch capped pipe, this point will also be known as the Point of Beginning of the hereinafter described parcel; thence South 01°24'33" East a distance of 1226.57 feet to the center of a well house; thence continuing along the same bearing a distance of 99.20 feet to a set 1 1/2 inch capped pipe on the North right-of-way of Shelby County Road #26; thence along the north right-of-way of said road a bearing of South 84°14'08" West a distance of 328.94 feet to found 1 1/4 inch solid iron; thence North 00°22'45" West a distance of 233.19 feet to a set 1 1/2 inch capped pipe; thence North 00°43'33" West a distance of 1136.53 feet to a point on the north line of said 1/4, 1/4 section, marked by a set 1 1/2 inch capped pipe; thence South 87°55'54" East a distance of 310.81 feet along the north line of said 1/4, 1/4 section to the point of beginning. Said parcel containing 9.85 acres, more or less.

All bearings based on Alabama State Plane West Zone Grid North.

Situated, lying, and being in Shelby County, Alabama.

Shelby County, AL 03/23/2007
State of Alabama
Deed Tax:$38.00