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

Send Tax Notice to:
Steven Glenn Smith
125 Kewaw Drive
Shelby, AL. 35143

20070405000156010 1/2 $19.00
Shelby Cnty Judge of Probate,AL
04/05/2007 01:02:39PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE THOUSAND DOLLARS and NO/00 ($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,

JON P. SHUGRUE, a married man

grant, bargain, sell and convey unto,

STEVEN GLENN SMITH

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached EXHIBIT A for LEGAL DESCRIPTION.

SUBJECT TO:
1. Ad valorem taxes due and payable October 1, 2007.
2. Easements, restrictions, rights of way, and permits of record.

This property constitutes no part of the homestead of the Grantor.

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 14th day of March, 2007.

Jon P. Shugrue
JON P. SHUGRUE

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that
JON P. SHUGRUE,
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 14th day of March, 2007.

Amanda L. Bailey
Notary Public
My Commission Expires: 1~~0-16-2008~~ 9/20/08

AMANDA BAILEY LARGE
NOTARY PUBLIC
ALABAMA STATE AT

20070405000156010 2/2 $19.00
Shelby Cnty Judge of Probate,AL
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EXHIBIT A
LEGAL DESCRIPTION

A parcel of land lying in the SE¼ of the SE¼ of Section 13, and the NE¼ of the NE¼ of Section 24, Township 22 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at an iron rod located at the NE corner of the SE¼ of the SE¼ of Section 13, Township 22 South, Range 1 West, Shelby County, Alabama; thence run in a southerly direction along the East boundary of said ¼-¼ for a distance of 1312.60 feet to a point; thence, with a deflection angle right of 90 degrees 00 minutes, run in a westerly direction for a distance of 506.04 feet to a found iron rod on the South right-of-way margin of Sixth Avenue and the POINT OF BEGINNING; thence, with an angle right of 90 degrees 15 minutes, run in a southerly direction for a distance of 265.35 feet to a found iron rod; thence, with an interior angle left of 85 degrees 10 minutes, run in a westerly direction for a distance of 281.11 feet to a found iron rod; thence, with an interior angle left of 90 degrees 04 minutes, run in a northerly direction for a distance of 263.96 feet to a found iron rod located on the South right-of-way margin of said Sixth Avenue; thence, with an interior angle left of 90 degrees 02 minutes, run in an easterly direction along said right-of-way margin for a distance of 259.01 feet to the POINT OF BEGINNING, forming an interior closure angle of 94 degrees 45 minutes, all lying in the SE¼ of the SE¼ of Section 13, and the NE¼ of the NE¼ of Section 24, Township 22 South, Range 1 West, Shelby County, Alabama.

Also described as: All Block 4, E.L. Safford's Map of Shelby, as recorded in Map Book 3, Page 37-47, **LESS & EXCEPT**: the West 273 feet of.

Shelby County, AL 04/05/2007
State of Alabama

Deed Tax:$5.00