This instrument prepared by: R. Timothy Estes, Esq. Estes, Sanders & Williams, LLC 3800 Colonnade Parkway, Suite 330 Birmingham, Alabama 35243

Send Tax Notice To: Ann M Allen 854 Oak Mountain Park Rd Pelham, Al 35124 Shelby Cnty Judge of Probate, AL 04/06/2007 09:39:36AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY }

That in consideration of the sum of Three Hundred Seventy-nine Thousand Nine Hundred and 00/100 Dollars (\$379,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I/we,

Kathryn D Lowery, an unmarried woman

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Ann M Allen

(herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land located in the Northeast ¼ of Northeast ¼ of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Northeast corner of said Section 7; thence in a Westerly direction along the North line of said Section a distance of 568 feet; thence in a Southerly direction parallel to the East line of said Section, a distance of 314 feet to the Southerly right-of-way line of Oak Mountain State Park Road, said point being the point of beginning; thence continue along last describe course a distance of 999.58 feet to the South line of said ¼ - ¼ section; thence 94 degree(s) 35' right, in a Westerly direction, along said South line a distance of 190.67 feet; thence 85 degree(s) 26 minute(s) 30 second(s) right, in a Northerly direction a distance of 330.15 feet; thence 91 degree(s) 58 minute(s) 30 second(s) right, in an Easterly direction, a distance of 100.03 feet; thence 91 degree(s) 59 minute(s) left in a Northerly direction, a distance of 299.99 feet; thence 88 degree(s) 02 minute(s) 27 second(s) left, in a Westerly direction, a distance of 50.05 feet; thence 88 degree(s) 02 minute(s) 27 second(s) right, in a Northerly direction, a distance of 299.81 feet to the Southeasterly right-of-way line of said Oak Mountain State Park Road, said point being on a curve to the right, said curve having a central angle of 28 degree(s) 01 minute(s) 42 second(s) and a radius of 312.97 feet; thence 54 degree(s) 13 minute(s) 53 second(s), to tangent of said curve; thence along arc of said curve, in a Northeasterly direction, a distance of 153.10 feet to the point of beginning, situated in Shelby County, Alabama.

Subject to: All Easements, Restrictions and Rights of Way of record.

\$303,920.00 of the consideration was paid from a mortgage loan closed simultaneously herewith. \$37,990.00 of the consideration was paid from a mortgage loan closed simultaneously herewith, second and subordinate to the first mortgage.

TO HAVE AND TO HOLD unto the said GRANTEE, his/her/their heirs and assigns, forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining in fee simple.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his/her/their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS have hereunto set his, her or their signature(s) and seal(s), this the 29th day of March, 2007.

Shelby County, AL 04/06/2007 State of Alabama Deed Tax:\$38.00

(Seal)

(Seal)

STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kathryn D Lowery, whose names are signed to the foregoing conveyance, and who see known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance sheet executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 29th day of March, 2007.

> Notary Public - R. Timothy Estes My Commission Expires: 07/11/07