20070411000167130 1/2 \$24.00 Shelby Cnty Judge of Probate, AL 04/11/2007 12:08:46PM FILED/CERT

This instrument was prepared by: Jason E. Spinks 1205 Ashville Road, Suite 200 Montevallo, Al 35115 Send Tax Notice To: Mary Susan Donaldson 434 Church Street Wilton, Alabama 35115

# WARRANTY DEED

# 10,000 BB

STATE OF ALABAMA

### KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY

That in consideration of Ten Dollars (\$ 10.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, *Jason E. Spinks*, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto *Mary Susan Donaldson*, (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"

Situated in Shelby County, Alabama

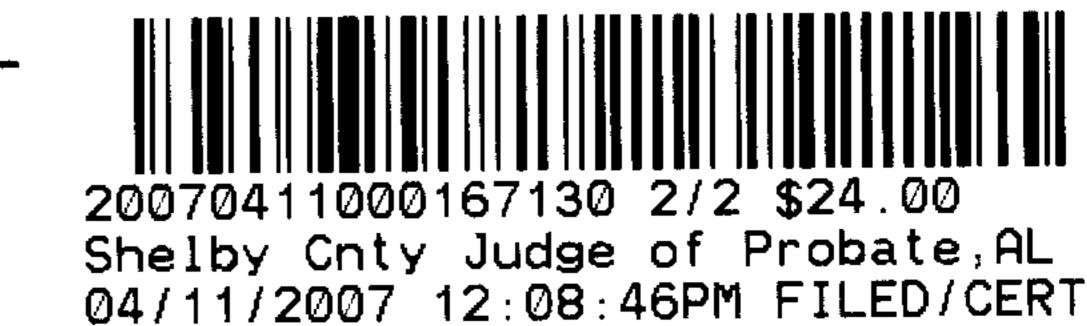
Subject to all items of record.

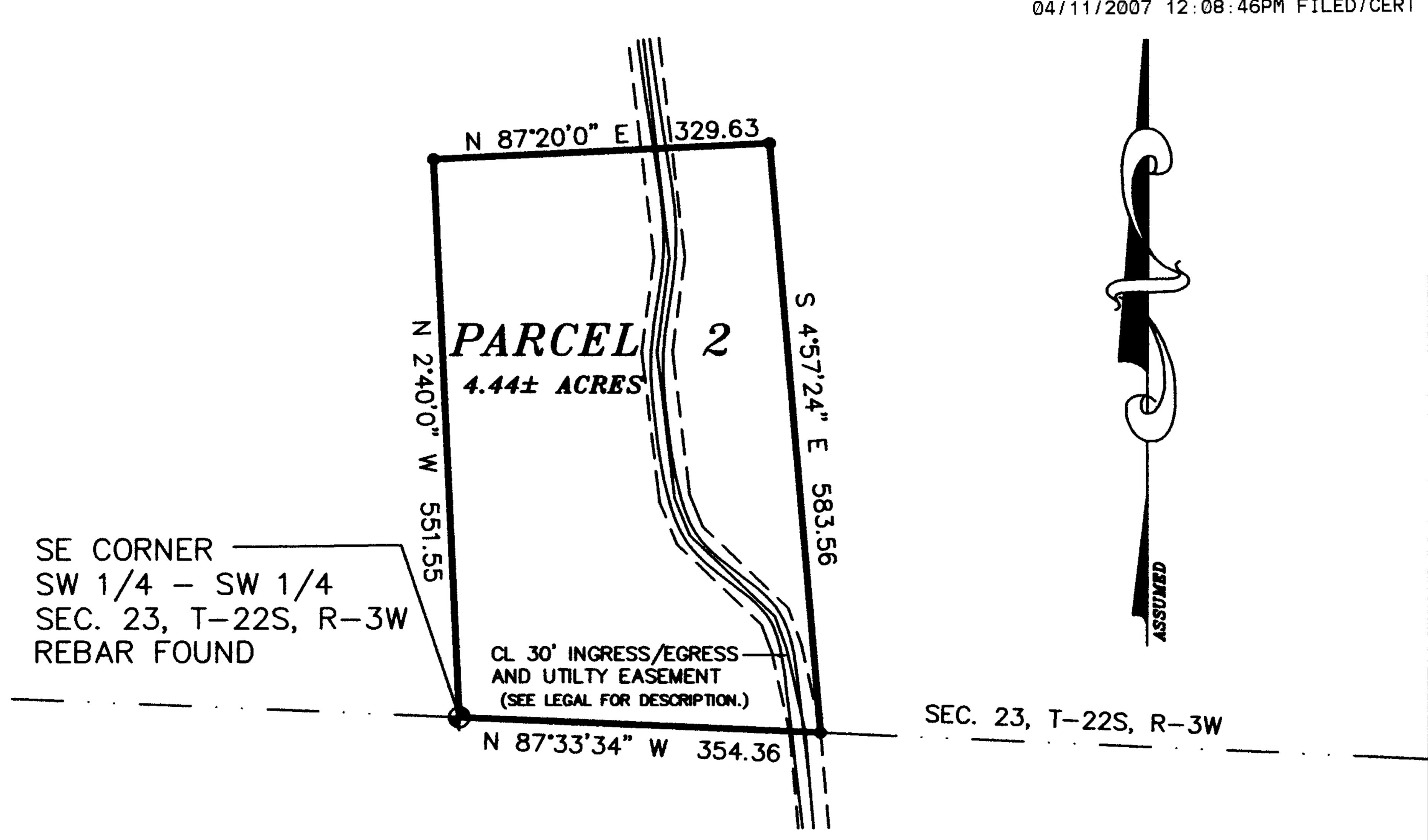
TO HAVE AND HOLD to the said grantee, his or her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WI		* <b></b>	nto set my ha	nd(s) and seal(s), this	
5	day of Septem	n6a-	, 20_05		
		(seal)			(seal)
			Jason E. Spir	iks	
		•			
STATE OF A	LABAMA		<b>~~</b> √		
~~~		)	General	Acknowledgment	
SHELBY CO	UNTY				
· M)	10. Nichol		3. T	1	
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				me on this day, that, b	
•	s of the conveyance	he executed t	ne same volui	itarily on the day the	same bears
date.					
~· 1	1 1 1 CC: :	1		day of	
Given under n	ny hands and officia	I seal this		aay of	mae,
20_05			•		
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		Inglary Pt Mi	blic / Commission I	Expires	

November 14th, 2009





Shelby County, AL 04/11/2007 State of Alabama Deed Tax:\$10.00

#### STATE OF ALABAMA SHELBY COUNTY

I, Rodney Y. Shiflett, a Registered Professional Land Surveyor in the State of Alabama do hereby certify that this is a true and correct plat of my survey as shown hereon. That there are no visible encroachments of any kind upon the subject lot except as shown hereon, excluding utility service lines, wires or pipes that serve the subject lot only that are within dedicated easements or rights of way. That steel corners have been found or installed at all lot corners. I further certify that this survey and this plat meet the minimum technical standards for the practice of land surveying the the State of Alabama, the correct legal description being as follows:

A Parcel of land situated in SW 1/4 of Section 23, Township 22 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

# PARCEL 2

Begin at the SE Corner of the SW 1/4 of the SW 1/4 of Section 23, Township 22 South, Range 3 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N02°40'00"W, a distance of 551.55'; thence N87°20'00"E, a distance of 329.63'; thence S04°57'24"E, a distance of 583.56'; thence N87°33'34"W, a distance of 354.36' to the POINT OF BEGINNING.

Said Parcel containing 4.44 acres, more or less.

ALSO AND INCLUDING a 30' Ingress/Egress and Utility Easement lying 15' either side of and parallel to the following described centerline:

Commence at the SE Corner of the SW 1/4 of the SW 1/4 of Section 23, Township 22 South, Range 3 West, Shelby County, Alabama; thence N02'40'00"W, a distance of 551.55'; thence N60'15'06"E, a distance of 236.89' to the POINT OF BEGINNING OF SAID CENTERLINE; thence S06'43'10"E, a distance of 216.24'; thence S07'20'37"W, a distance of 93.92'; thence S06'51'02"E, a distance of 145.84'; thence S22'15'38"E, a distance of 39.37'; thence S46'13'02"E, a distance of 115.30'; thence S20'06'55"E, a distance of 33.96'; thence S12'36'45"E, a distance of 84.17'; thence S04'57'25"E, a distance of 239.13'; thence S04'57'23"E, a distance of 471.41'; thence S02'35'00"E, a distance of 76.66' to the POINT OF ENDING OF SAID CENTERLINE.

I further certify that I have consulted the Federal Insurance Rate Map (F.I.R.M.) Community Panel #010191 0160 B, dated September 16, 1982, and found that the above described Parcel lies in Flood Zone 'A' and Zone 'C', which is not a Flood Hazard Zone.

NOTE:

This Parcel shown and described herein may be subject to setbacks, easements, zoning and restrictions that may be found in the Probate Office of said County.

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ROW

G

(M)

(P)

According to my survey of April 1, 2005.

LEGEND

IRON PIN SET

IRON PIN FOUND

OVERHEAD UTILITIES

PLAT / RECORDED MAP

FIELD MEASURED

RIGHT-OF-WAY

CENTER LINE

UTILITY POLE

Rodney Y. Shiflett N. Reg. #21784

JOB NO05167	BOUNDARY SURVEY
ADDRESS	SCALE 1" = 200'
DRAWN BYH. LETTS	CHECK BY <u>R.Y.S.</u>
T	

# RODNEY SHIFLETT SURVEYING

P.O. BOX 204 COLUMBIANA, ALABAMA 35051 TEL. 205-669-1205 FAX. 205-669-1298