20070412000170400 1/2 \$234.00 Shelby Cnty Judge of Probate, AL 04/12/2007 01:57:37PM FILED/CERT

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223 Send Tax Notice To: Earl D. Ridolphi, Jr. 870 Camp Branch Circle Alabaster, Alabama 35007

STATE OF ALABAMA		GENERAL WARRANTY DEED
COUNTY OF SHELBY	)	

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Twenty Thousand and 00/100 (\$220,000.00), and other good and valuable consideration, this day in hand paid to the undersigned James Daniel Connell, Jr., and wife, Danica Leigh Connell, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, Earl D. Ridolphi, Jr., (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

## See Exhibit "A" attached hereto for legal description.

Subject To:

Ad valorem taxes for 2007 and subsequent years not yet due and payable until October 1, 2007. Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **9th** day of **April**, **2007**.

James Daniel Connell, Jr.

Danica Leigh Connell

STATE OF ALABAMA )
:
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that James Daniel Connell, Jr., and wife, Danica Leigh Connell, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument they executed the same voluntarily on the day the same bears date.

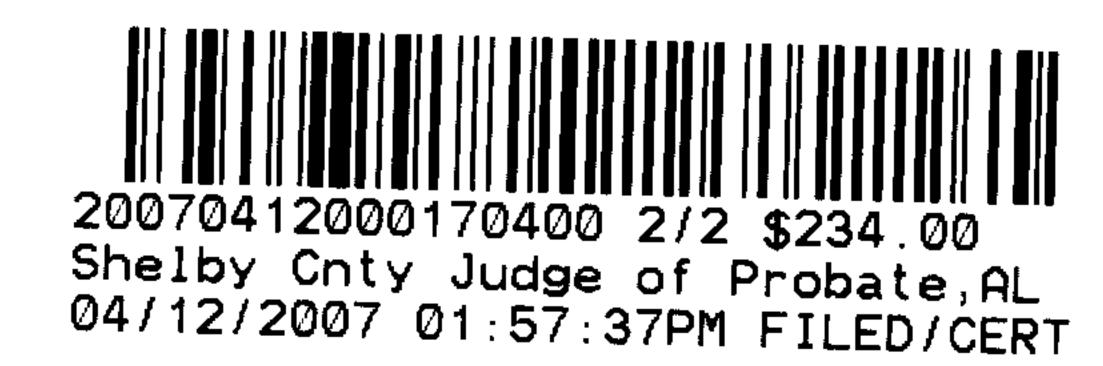
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 9th day of April, 2007.

Shelby County, AL 04/12/2007 State of Alabama

Deed Tax:\$220.00

NOTARY PUBLIC

My Commission Expires:



## EXHIBIT A

The South Half of the SW 1/4 of the NE 1/4 of Section 9, Township 21 South, Range 2 West, Shelby County, Alabama. Situated in Shelby County, Alabama.

## ALSO:

EASEMENT A: 30-foot ingress, egress, and utility easement: Commence at the NW corner of the SW 1/4 of the NE 1/4 of Section 9, Township 21 South, Range 2 West, Shelby County, Alabama; thence South 00 degrees 28 minutes 19 seconds East a distance of 231.61 feet; thence South 00 degrees 37 minutes 05 seconds East a distance of 58.29 feet to the point of beginning of the centerline of a 30-foot ingress, egress, and utility easement lying 15 feet to either side of and parallel to described centerline; thence South 41 degrees 23 minutes 24 seconds West along said centerline a distance of 324.12 feet; thence South 68 degrees 59 minutes 18 seconds West along said centerline a distance of 134.69 feet; thence North 81 degrees 24 minutes 48 seconds West along said centerline a distance of 190.43 feet to the Easterly right of way of Timber Lane to the point of ending of described centerline.

EASEMENT B: 30-foot ingress, egress, and utility easement: Commence at the NW corner of the SW 1/4 of the NE 1/4 of Section 9, Township 21 South, Range 2 West, Shelby County, Alabama; thence South 00 degrees 28 minutes 19 seconds East a distance of 231.61 feet; thence South 00 degrees 37 minutes 05 seconds East a distance of 35.88 feet to the point of beginning of the West line of a 30-foot ingress, egress, and utility easement lying 30 feet East of and parallel to described line; thence South 0 degrees 37 minutes 5 seconds East a distance of 373.06 feet to the end of said easement.

MC MC