20070418000179250 1/1 $21.00
Shelby Cnty Judge of Probate,AL
04/18/2007 10:50:18AM FILED/CERT

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

Shelby County, AL 04/18/2007
State of Alabama

Deed Tax:$10.00

Send Tax Notice to:

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TEN THOUSAND DOLLARS and NO/00 ($10,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Congregational Church Building Society, Inc, by Gladys Perkins, individually and as Member,** grant, bargain, sell and convey unto **Jon P. Shugrue**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Part of Block 117, according to Saffords Map of the Town of Shelby, beginning 125 feet W of the SE corner of Block 117, said point being the point of beginning; thence continue W 190 feet; thence N 260 feet; thence Easterly 190 feet, thence Southernly 280 feet to the point of beginning.

From the point of the Huntsville Meridian about 136 feet North of the SE corner of Section 13, Township 22, South of Range 1 West of Huntsville Meridian, run North 88 degrees 45 minutes West about 160 feet to a place of beginning; thence North 3 degrees 30 minutes West parallel to the Huntsville Meridian about 225 feet to a point on the South side of the street running parallel to the new railroad line on the South side and distant 125 feet from the center of said railroad line measured at a right angle thereto; thence by a curve line of 2,035 feet radius Southwesterly parallel to said railroad and 125 feet there from about 120 feet; thence South 1 degrees 15 minutes West 174 feet; thence South 88 degrees 45 minutes East 125 feet to the place of beginning.

Situated in Shelby County, Alabama.

Subject to taxes for 2007 and subsequent years, easements, restrictions, rights of way and permits of record.

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 this19th day of March, 2007.

Congregational Church Building Society, Inc.

Gladys Perkins
Gladys Perkins, Individually and as Member

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Gladys Perkins, individually and as member of Congregational Church Building Society, Inc.**, 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 19th day of March, 2007.

Amanda Bailey
Notary Public

My Commission Expires: 9/20/08

AMANDA BAILEY NOTARY PUBLIC ALABAMA STATE AT LARGE