



20070418000179490 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
04/18/2007 11:03:53AM FILED/CERT

This instrument was prepared by:

✓ Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

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

Deed Tax: \$10.00

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TEN THOUSAND DOLLARS AND NO/100 (\$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, **Julie King, a married woman and Robin Holtz, a married man**, grant, bargain, sell and convey unto **Julie K. Berens and Robin Holtz Berens**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

Situated in Shelby County, Alabama.

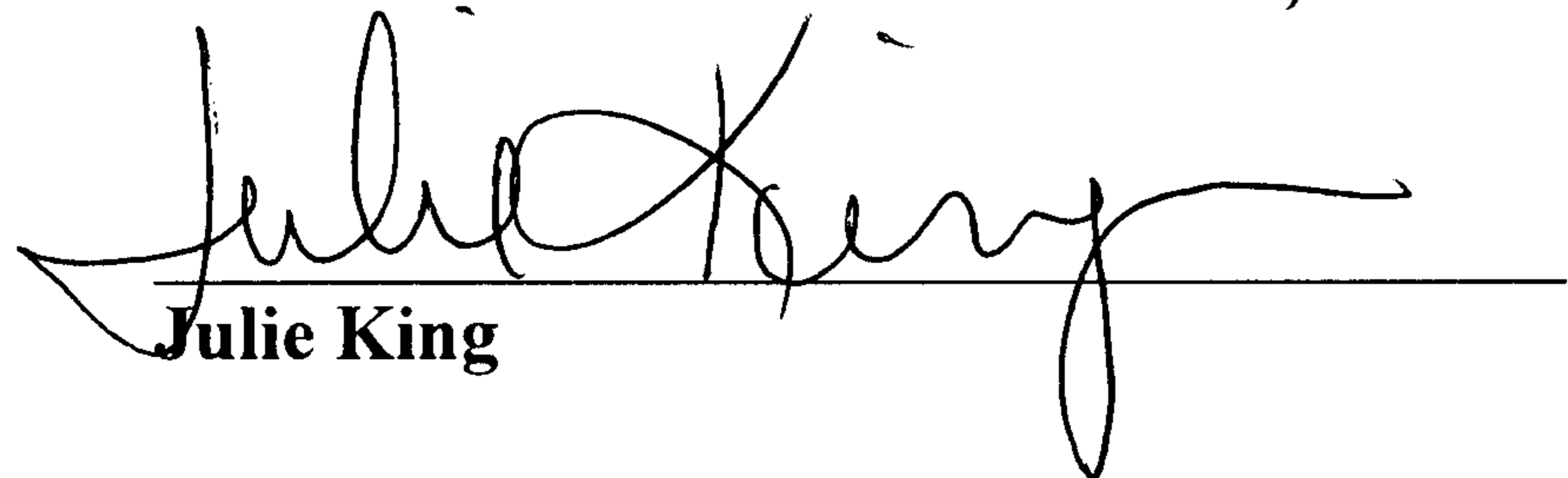
Subject to taxes for 2007 and subsequent years, easements, restrictions, rights of way and permits of record.

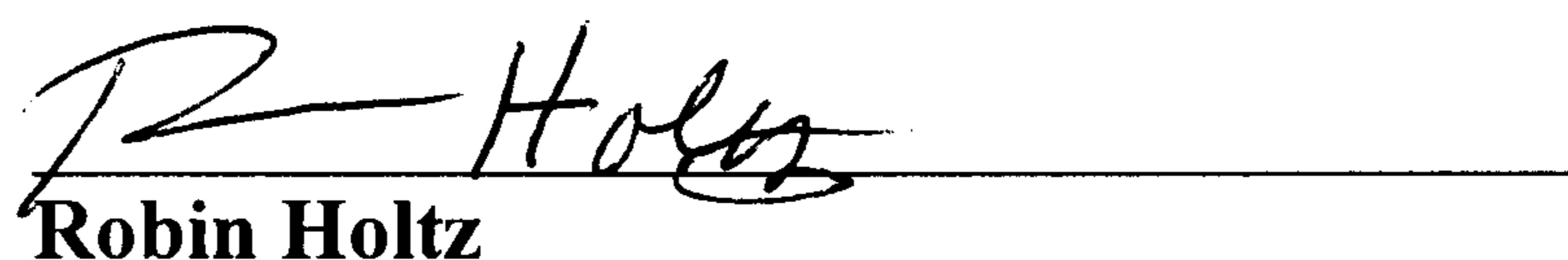
Julie King and Julie K. Berens are one and the same person.
Robin Holtz and Robin Berens are one and the same person.

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 29th day of March, 2007.

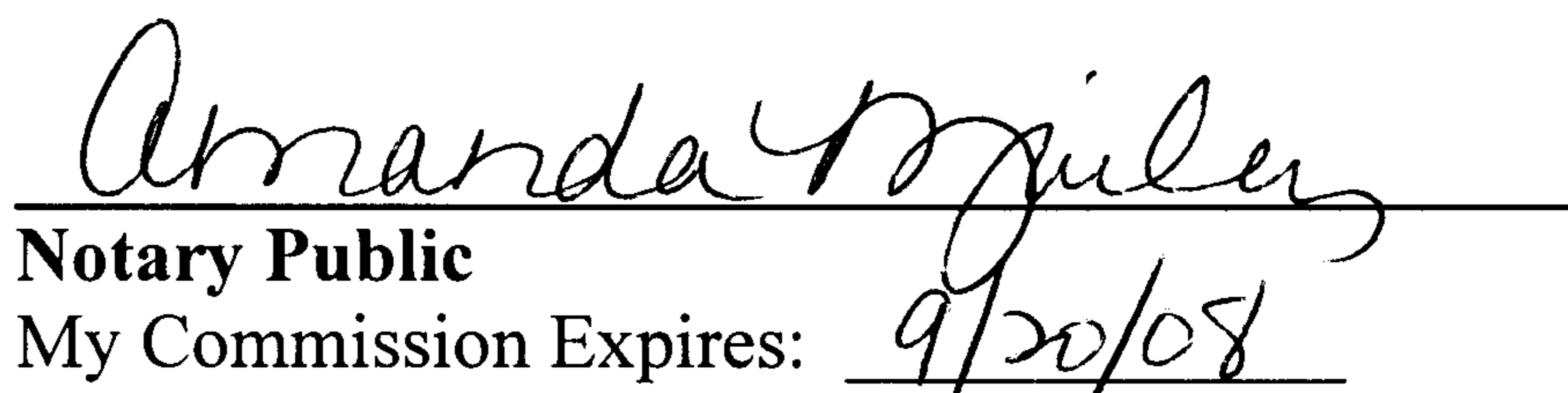

Julie King

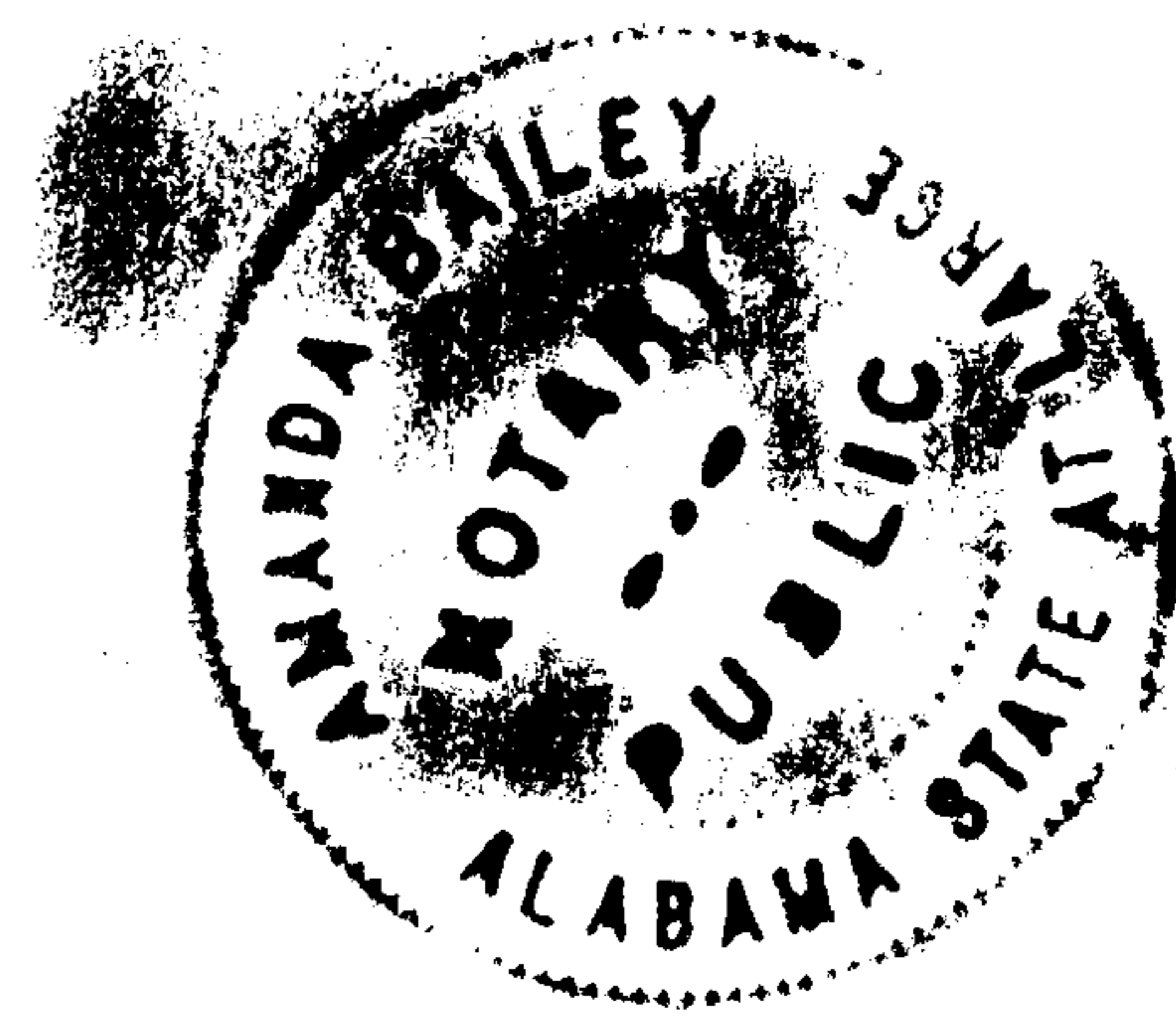

Robin Holtz

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Julie King and Robin Holtz**, 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 29th day of March, 2007.


Notary Public
My Commission Expires: 9/20/08



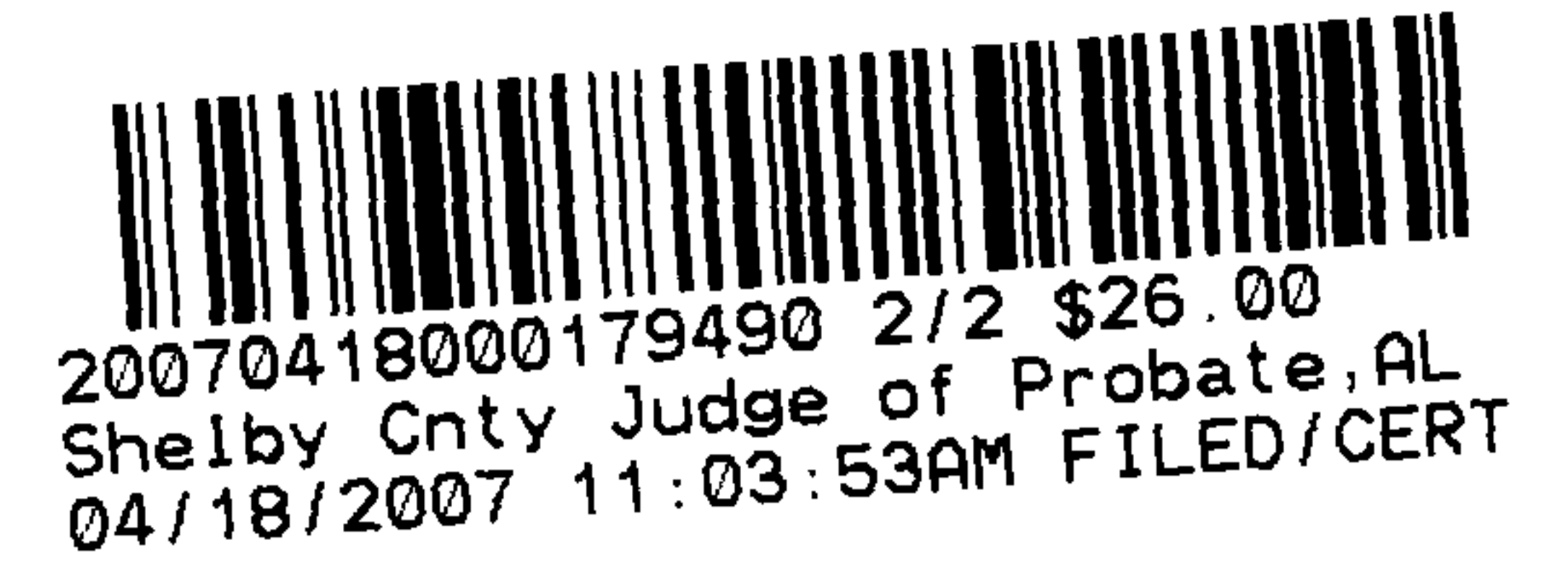


EXHIBIT A

Part of Lot 4 of Weaver's Survey as recorded in Map Book 9, Page 153, in the Judge of Probate Office, Shelby County, Alabama, being more particularly described as follows:

Commence from the SE corner of the SE 1/4 of the NE 1/4 of Section 17, Township 21 South, Range 1 East; thence run Northerly along the East line thereof for 258.03 feet; thence 88 degrees 46 minutes 29 seconds left run Westerly 340.07 feet to the point of beginning; thence continue last described course for 195.83 feet to the Easterly right of way of Shelby County Highway #5 and a curve concaved Northeasterly (having a radius of 1629.67 feet and a central angle of 6 degrees 50 minutes 56 seconds); thence 87 degrees 24 minutes 59 seconds right to chord of said curve run Northerly along said curve and right of way a chord distance of 194.69 feet; thence 76 degrees 17 minutes 04 seconds right from said chord run northeasterly 203.34 feet; thence 104 degrees 09 minutes 04 seconds right run Southerly 251.74 feet to the point of beginning.

According to survey of Thomas E. Simmons, RLS #12945, dated August 18, 1997.