

Warranty Deed

STATE OF ALABAMA

CITY OF COLUMBIANA, COUNTY OF SHELBY

JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

(\$10.00) and other good and valuable consideration to him in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, WADE A. NIELSEN, A SINGLE MAN, AND MICHELE KNAUSS, A SINGLE WOMAN (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto WADE A. NIELSEN AND MICHELE R. NIELSEN, HUSBAND AND WIFE (herein referred to as "Grantees") for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Columbiana, Shelby County, Alabama, to-wit:

All that certain lot or parcel of land situate in the City of Columbiana, County of Shelby, State of Alabama, and being more particularly described as follows:

A part of the NE ¼ of the NW ¼ of Section 26, Township 21 South, Range 1 West, more particularly described as follows: Commence at the NW corner of said NE ¼ of Section 26, and run South 1 deg. 541' East along West line a distance of 704.61 feet; thence turn an angle of 98 deg. 56' to left and run 210 feet; thence turn an angle of 98 deg. 56' to right and run South 1 deg. 51' East a distance of 260 feet to point of beginning of the land herein described; thence continue in same direction a distance of 195.3 feet to North margin of West College Street; thence turn an angle of 99 deg. 10' to the left and run along North margin of West College Street a distance of 100.35 feet to the SW corner of Whittemore lot; thence turn an angle of 85 deg. 22' left and run Northerly along West boundary of said Whittemore lot a distance of 200.18 feet; thence turn an angle of 99 deg. 18' left and run Westerly a distance of 85.67 feet to point of beginning.

318 West College Street Columbiana, AL 35051

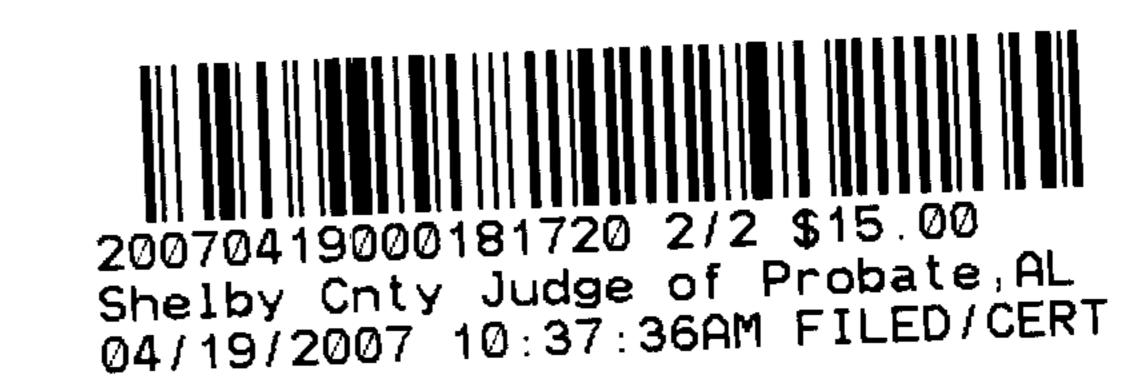
Parcel #21-7-26-2-001-036.000

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Columbiana, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.

\$ 202,500.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

THE PURPOSE OF THIS DEED IS TO PERFECT TITIE

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To Have and To Hold the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said Grantor does, for herself, her heirs and assigns, covenant with said Grantees, their heirs and assigns, that he is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will and her heirs and assigns shall **Warrant** and **Defend** the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor has set his hand and seal this 23rd day of March, 2007.

WITNESS Wade A. Nielsen

Witness

Witness

Withele Knauss

STATE OF ALABAMA
COUNTY OF Meety

I, the undersigned notary public, in and for said county and state, hereby certify that, 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 seal this 23rd day of March, 2007.

Notary Public

My commission expires 4-4-11

GRANTEES' MAILING ADDRESS:

318 West College Street Columbiana, AL 35051

THIS INSTRUMENT PREPARED BY:

Richards Title, LLC 5850 U.S. Highway 431 North Suite 13 Albertville, AL 35950

Telephone: 256-878-3012 Fax: 256-878-7501

File # 07-0309

