

NTC0700190

Send tax notice to:

Kenneth & Susan Kemmerly
4069 Highway 18
Montevallo, AL 35115

This instrument prepared by:

Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty Five Thousand and 00/100 Dollars (\$245,000.00) in hand paid to the undersigned **Steven D Taylor and Susan Dewees Taylor, husband and wife** (hereinafter referred to as Grantors") by **Kenneth G Kemmerly and Susan Kemmerly** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land in the SE 1/4 of the SE 1/4 of Section 11, and the SW 1/4 of the SW 1/4 of Section 12, Township 24 North, Range 12 East, Shelby County, Alabama described as follows:

Commence at the Northeast corner of the Southeast 1/4 or the Southeast 1/4 of Section 11, Township 24 North, Range 12 East, Shelby County, Alabama; thence run South 3 degrees East a distance of 91.0 feet to a point; thence run South 70 degrees 30 minutes East a distance of 695 feet to a point; thence run South 19 degrees 30 minutes West a distance of 135 feet to a point; thence run South 8 degrees 30 minutes West a distance of 107 feet to the point of beginning; thence run South 70 degrees 30 minutes East a distance of 228 feet to a point; thence run South 23 degrees West a distance of 32 feet to a point; thence run South 53 degrees 30 minutes East a distance of 175 feet to a point on the West right of way of Shelby County Road No. 18; thence run along said right of way South 20 degrees West, a distance of 342 feet to a point on said right of way; thence run North 70 degrees 00 minutes West a distance of 1396 feet to a point; thence run North 3 degrees 00 minutes West, a distance of 401.01 feet to a point; thence run South 70 degrees 30 minutes 00 seconds East for a distance of 1129.40 feet to the point of beginning.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2007 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

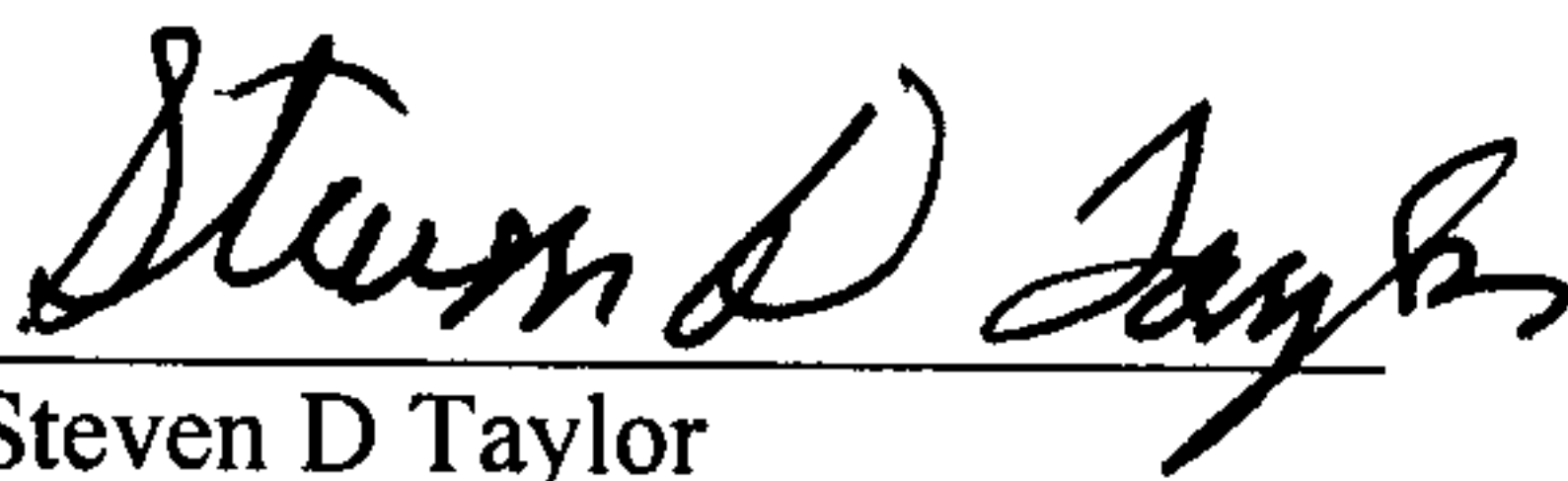
\$253,207.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

20070504000208600 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
05/04/2007 12:20:46PM FILED/CERT

IN WITNESS WHEREOF, Grantor(s) Steven D Taylor and Susan Dewees Taylor hereunto set their signature(s) and seal(s) on April 13, 2007.


Steven D Taylor

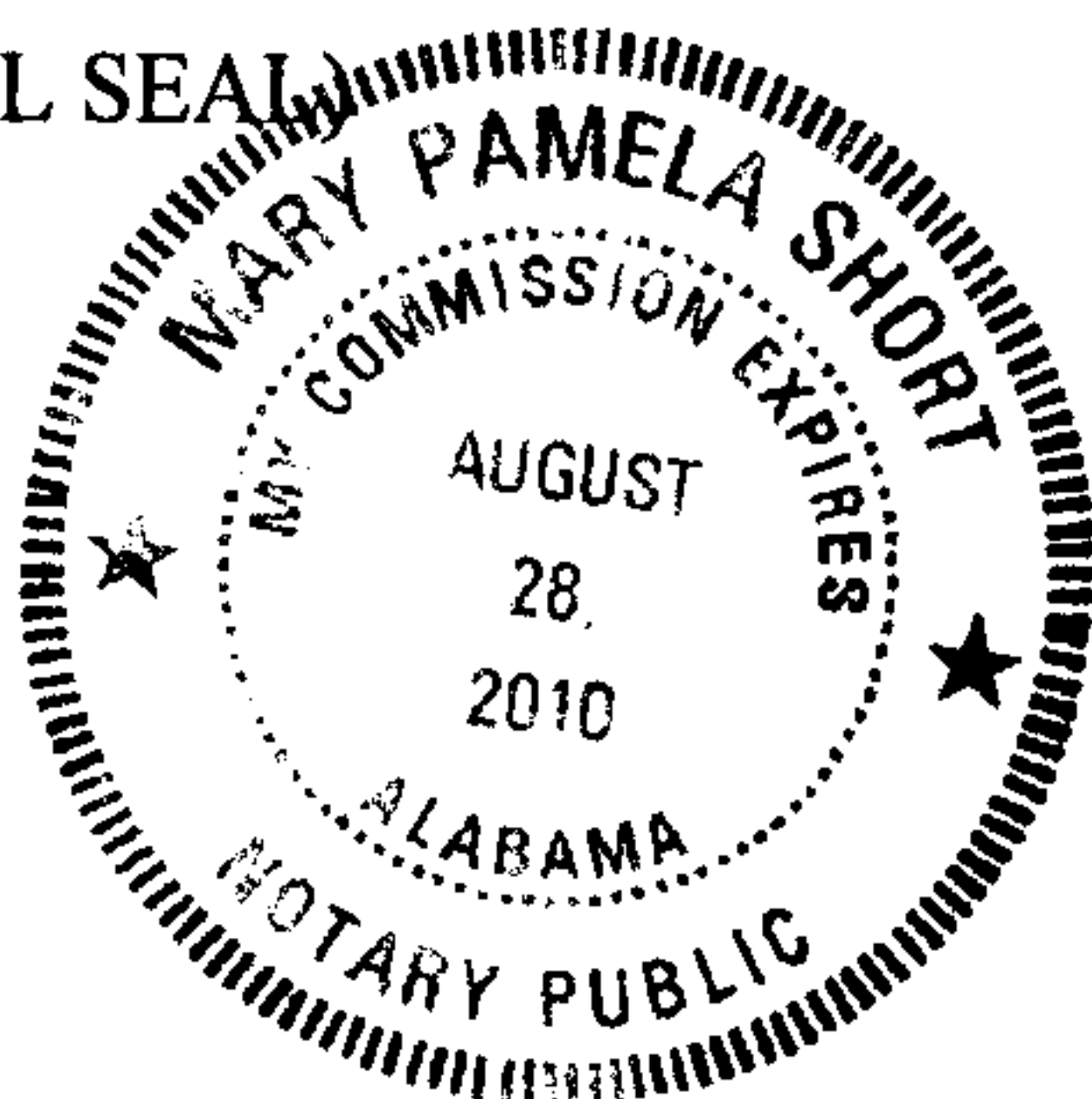

Susan Dewees Taylor

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steven D Taylor and Susan Dewees Taylor, husband and wife whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of April, 2007.

(NOTARIAL SEAL)




Notary Public
Print Name:
Commission Expires: 8/28/10