

Send Tax Notice To:
A.W. Clark
Janice O. Clark
P.O. 510
Alabaster, Alabama 35007

This instrument was prepared by:
Laurie Boston Sharp,
ATTORNEY AT LAW, LLC
P. O. Box 567
Birmingham, AL 35007

General Warranty Deed

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

THAT IN CONSIDERATION OF SIXTY THOUSAND and 00/100 DOLLARS (\$60,000.00) paid to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **MARY E. KILLINGSWORTH, an unmarried woman,** (herein referred to as Grantor), does grant, bargain, sell and convey unto **A.W. CLARK and wife, JANICE O. CLARK, as joint tenants with right of survivorship,** (herein collectively referred to as Grantee), the following described real estate (herein referred to as the Property), situated in the State of Alabama, County of Shelby, to-wit:

SEE EXHIBIT A, INCORPORATED AS IF SET FORTH HEREIN.

MARY E. KILLINGSWORTH is the widow of Raymond Killingsworth and is the surviving grantee in the deed recorded in Real 368, Page 519 and Instrument No. 1997-36897 both recorded in the Probate Office of Shelby County, Alabama.

The above Property is conveyed subject to:

1. the lien of ad valorem and similar taxes for 2007 and subsequent years;
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights, including but not limited to gas, oil, sand and gravel, in, on and under subject property;
3. Any and all matters of record; and
4. All matters that would be revealed by the survey of the subject property performed by Rodney Y. Shiflett on May 10, 2007.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants with rights of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the

Grantees herein) in the event one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

Grantor, for itself, its successors and assigns, does hereby and in consideration of the premises, warrant and will forever, defend the title to the above described and hereby granted premises unto the said **A.W. CLARK and JANICE O. CLARK**, their, heirs, successors and assigns, from and against itself, and all persons claiming or holding under it, the said Grantor, and also against the lawful claims or demands of all persons whomsoever, covenanting that it is seized in fee thereof; that it has good and lawful right to sell and convey the same, as aforesaid; that the same is free and clear of all encumbrances, except as specified above and herein.

22nd IN WITNESS WHEREOF, the undersigned said Grantor, has executed this conveyance on this the day of May, 2007.

MARY E. KILLINGSWORTH

Mary E. Killingsworth

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that MARY E. KILLINGSWORTH, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of May, 2007.

[Signature]

NOTARY PUBLIC

My commission expires: 5-13-2008

STATE OF ALABAMA
SHELBY COUNTY

20070523000240080 3/3 \$77.00
Shelby Cnty Judge of Probate, AL
05/23/2007 12:12:57PM FILED/CERT

A Parcel of land situated in the SW 1/4 of the NE 1/4 of Section 19, Township 22 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

BEGIN at the Intersection of the Southerly Bank of Davis Creek and the Easterly R.O.W. line of Norfolk Southern Railroad, 100' R.O.W., said point also being the NW Corner of Lot 9A of L. E. Shaw Addition, as recorded in Map Book 3, Page 49, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S26°34'31"W and along said Railroad R.O.W. line, a distance of 280.48' to the beginning of a curve to the left, having a radius of 1,950.00, a central angle of 04°38'06", and subtended by a chord which bears S23°35'19"W and a chord distance of 157.70'; thence along the arc of said curve and said R.O.W. line, a distance of 157.74'; thence S86°45'26"E and leaving said R.O.W. line, a distance of 209.33'; thence S17°45'28"W, a distance of 314.66'; thence S84°36'55"E, a distance of 88.94' to a point on the Northelry R.O.W. line of County Highway 205, 20' R.O.W.; thence N31°14'52"E and along said R.O.W. line, a distance of 16.71' to the beginning of a curve to the right, having a radius of 310.00, a central angle of 15°12'09", and subtended by a chord which bears N38°04'38"E and a chord distance of 82.01'; thence along the arc of said curve and said R.O.W. line, a distance of 82.25'; thence N45°40'42"E and along said R.O.W. line, a distance of 125.53' to the beginning of a curve to the left, having a radius of 190.00, a central angle of 03°05'44", and subtended by a chord which bears N44°07'50"E and a chord distance of 131.88'; thence along the arc of said curve and said R.O.W. line, a distance of 10.26'; thence N03°53'38"E and leaving said R.O.W. line, a distance of 296.66' to a point on said R.O.W. line to the beginning of a curve to the left, having a radius of 215.00, a central angle of 55°53'50", and subtended by a chord which bears N41°50'14"W and a chord distance of 201.53'; thence along the arc of said curve and said R.O.W. line, a distance of 67.24'; thence N50°50'01"W and along said R.O.W. line, a distance of 71.65'; thence N08°32'24"E and leaving said R.O.W. line, a distance of 153.40' to a point on the Southerly bank of Davis Creek; thence N86°57'02"W and along said creek, a distance of 46.70'; thence N81°07'30"W and along said creek, a distance of 51.26'; thence S50°00'13"W and along said creek, a distance of 18.83' to the POINT OF BEGINNING.

LESS AND EXCEPT and part lying within the R.O.W. of Norfolk Southern Railroad.

Said parcel containing 3.33 acres, more or less.

MEK

Shelby County, AL 05/23/2007
State of Alabama

Deed Tax: \$60.00