



20070524000242310 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
05/24/2007 10:11:02AM FILED/CERT

Send tax notice to:

STEVEN E. DARDEN
155 CLEARWATER LANE
HELENA, AL 35080

This instrument prepared by:
CHARLES D. STEWART, JR.
Executive Real Estate Group, LLC
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
SHELBY COUNTY

2007215

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of FIVE THOUSAND and 00/100 Dollars (\$5000.00) in hand paid to the undersigned, STEVEN JOSEPH DARDEN, A MARRIED PERSON (hereinafter referred to as "Grantor") by STEVEN E. DARDEN and CHRISTY DARDEN, husband and wife (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, 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:

Parcel II -Beginning at the northeast corner of the Southwest quarter of the Southwest quarter of Section 24, Township 20 South, Range 4 West, Shelby County, Alabama and run thence S 90°00'00" W along the north line of said quarter-quarter a distance of 100.42' to a property corner; thence run S 29 degrees 09'24" W a distance of 398.12' to a property corner thence run N 60 degrees 41'06" E a distance of 330.83' to a property corner on the east line of said quarter-quarter section; thence run N 01 degrees 49'28" E along said quarter-quarter line a distance of 185.79' to the point of beginning.

Parcel III -Commence at the northeast corner of the southwest quarter of the southwest quarter of Section 24, Township 20 South, Range 4 West, Shelby County, Alabama and run thence S 90 degrees 00'00" W along the north line of said quarter-quarter a distance of 100.42' to a property corner; thence run S 29 degrees 09'24" W a distance of 398.12' to a property corner and the point of beginning of the parcel, Parcel -4, being described; thence continue last described course a distance of 147.50' to a property corner; thence run N 73 degrees 47'42" E a distance of 366.60' to a property corner on the east line of said quarter-quarter section; thence run N 01 degrees 49'21" E along said quarter-quarter line a distance of 184.21' to a point property corner; thence run S 60 degrees 41'06" W a distance, of 330.83' to the point of beginning .

Parcel IV -Commence at the northeast corner of the southwest quarter of the southwest quarter of Section 24, Township 20 South, Range 4 West, Shelby County, Alabama and run thence S 90 degrees 00'00' W along the north line of said quarter-quarter a distance of 100.42' to a property corner; thence run S 29 degrees 09'24" W a distance of 398.12' to a property corner and the point of beginning of the parcel, Parcel -4 being described; thence continue last described course a distance of 147.50' to a property corner; thence

run N 73 degrees 47'42"E a distance of 368.60' to a property corner on the east line of said quarter-quarter section; thence run N 01 degrees 49'21"E along said quarter-quarter line a distance of 184.21' to a property corner; thence run S 60 degrees 41'06"W a distance of 330.83' to the point of beginning.

Parcel V -Commence at the northeast corner of the southwest quarter of the southwest quarter of Section 24, Township 20 south, Range 4 west, Shelby County, Alabama and run thence S 90 degrees 00' 00" W along the north line of said quarter-quarter a distance of 100.42' to a property corner; thence run S 29 degrees 09' 24" W a distance of 413.12' to a property corner and the point of beginning of the parcel, Parcel -5, being described; thence continue last described course a distance of 127.50' to a property corner; thence run N 43 degrees 37' 00" W a distance of 347.68' to a property corner; thence run S 46 degrees 16' 26" W a distance of 117.50' to a property corner; thence run S 42 degrees 58' 48" E a distance of 385.24' to a property corner; thence run N 29 degrees 09' 24" E a distance of 127.50' to the point of beginning.

Parcel VI -Commence at the northeast corner of the southwest quarter of the southwest quarter of Section 24, Township 20 south, Range 4 west, Shelby County, Alabama and run thence south 90 degrees 00' 00" west along the north line of said quarter-quarter a distance of 100.42' to a property corner; thence run south 29 degrees 09' 24" west a distance of 540.62' to a property corner and the point of beginning of the parcel, parcel 6, being described; thence continue last described course a distance of 107.50' to a property corner; thence run north 45 degrees 03' 55" west a distance of 416.96' to a property corner; thence run north 46 degrees 16' 26" east a distance of 117.50' to a property corner; thence run south 42 degrees 58' 48" east a distance of 385.24' to a point of beginning.

SUBJECT TO:

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

**SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE
GRANTOR NOR HIS RESPECTIVE SPOUSE.**

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.



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IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 23 day of May, 2007.

Steven Joseph Darden
STEVEN JOSEPH DARDEN

STATE OF FLORIDA
COUNTY OF Way

Shelby County, AL 05/24/2007
State of Alabama

Deed Tax: \$5.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that STEVEN JOSEPH DARDEN, 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 23d day of May, 2007.

Crystal J Monk
Notary Public
Print Name:
Commission Expires:

