

BTHm0700186

Send tax notice to:

KATHY LANGLEY  
53713 Hwy 25  
Vandiver, AL 35174

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243

STATE OF ALABAMA  
SHELBY COUNTY

Shelby County, AL 06/08/2007  
State of Alabama

**WARRANTY DEED**

Deed Tax:\$17.00

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventeen Thousand and 00/100 Dollars (\$17,000.00) in hand paid to the undersigned, Cynthia Pittman A MARRIED PERSON (hereinafter referred to as "Grantor") by Kathy Langley (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Part of Lot 2, according to the Map and Survey of 29 Dreams, as recorded in Map Book 28, Page 38 in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast corner of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 10, Township 18 South, Range 1 East; thence run North 89 degree(s) 19 minute(s) 01 second(s) West along the South line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  for 672.57'; thence run North 0 degree(s) 08 minute(s) 22 second(s) West for 952.16'; thence run South 89 degree(s) 51 minute(s) 38 second(s) West for 250.00'; thence run North 0 degree(s) 35 minute(s) 36 second(s) East for 1036.26' to the point of beginning; thence continue on the last described course for 647.45'; thence run North 28 degree(s) 18 minute(s) 59 second(s) East for 143.30'; thence run South 50 degree(s) 09 minute(s) 40 second(s) East for 117.21'; thence run South 24 degree(s) 12 minute(s) 32 second(s) West for 228.96'; thence run South 8 degree(s) 13 minute(s) 59 second(s) West for 494.76' to the point of beginning, Shelby County, Alabama.

A TWENTY FOOT WIDE EASEMENT DESCRIBED AS FOLLOWS:

Commence at the Southeast corner of the Southeast Quarter of the Southeast Quarter of Section 10, Township 18 South, Range 1 East, Shelby County, Alabama and run thence North 89 degree(s) 19 minute(s) 01 second(s) West along the South line of said Quarter-Quarter section for 672.57'; thence run North 00 degree(s) 08 minute(s) 22 second(s) a distance of 952.16' to a point; thence run South 89 degree(s) 51 minute(s) 38 second(s) West a distance of 250.00' to a point; thence run North 00 degree(s) 35 minute(s) 36 second(s) East a distance of 1,036.26' to a point; thence continue North 00 degree(s) 35 minute(s) 36 second(s) East a distance of 647.45' to a point; thence run South 28 degree(s) 18 minute(s) 59 second(s) West a distance of 132.12' to the point of beginning,

on the centerline, of a Twenty foot wide easement being described. Said centerline point of beginning being 10.0' Southwest of and perpendicular to last described call; thence run North 36 degree(s) 01 minute(s) 12 second(s) West a distance of 126.32', more or less, to the intersection of said centerline with the Southerly right-of-way line of Alabama Highway No. 25. Said easement being Ten feet on each side of just described centerline, Shelby County, Alabama.

**SUBJECT TO:**

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

**\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A  
MORTGAGE LOAN.**

**THE PROPERTY HEREIN CONVEYED DOES NOT CONSTITUTE THE  
HOMESTEAD OF THE GRANTOR OR THE GRANTOR'S SPOUSE.**

The Grantor does for himself, his heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that he is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his 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.

**TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.**

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this the 10TH day of MAY, 2007.

Cynthia Pittman  
Cynthia Pittman

STATE OF ALABAMA  
COUNTY OF

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cynthia Pittman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10TH day of MAY, 2007.

(Notary Seal)



Mary Pamela Short  
Notary Public  
Print Name:  
Commission Expires: 8/28/10