

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:

Mrs. Bonnie Phillips
6125 Yellowwood Rd.
Charlotte, NC 28210

This Instrument was prepared without evidence of title.

STATE OF ALABAMA)
)
SHELBY COUNTY) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Thirty Five Thousand and 00/100 Dollars (\$35,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jimmy Lawley and wife Linda B. Lawley**, hereinafter called "Grantor," does hereby GRANT, BARGAIN, SELL AND CONVEY unto **Lorraine Pearce Byrd**, hereinafter called "Grantee" to hold during Grantee's natural life, and to have the full possession, benefit, and use of this property during that term, with the remainder on the Grantee's death a half interest to **Linda B. Lawley** and a half interest to **Bonnie B. Phillips** in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County**, Alabama, to-wit:

See Attached Legal Description-Exhibit A

Note: This property does not constitute homestead for the Grantors.

Note: Grantors expressly reserves a right of refusal in favor of Linda B. Lawley to purchase the subject property from Bonnie B. Phillips at a purchase price of \$ 6,500.00 per acre.

TO HAVE AND TO HOLD to the said Remainderman in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 1st day of June, 2007.

Jimmy Lawley (L.S.)
Jimmy Lawley

Linda B. Lawley (L.S.)
Linda B. Lawley

STATE OF Alabama)
)
COUNTY OF Shelby)

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted names, Jimmy Lawley and Linda B. Lawley, which are signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 1st day of June, 2007.

[Signature]
NOTARY PUBLIC
My Commission Expires: 5/13/2008

EXHIBIT

A



20070618000284490 2/2 \$49.00
Shelby Cnty Judge of Probate, AL
06/18/2007 12:13:22PM FILED/CERT

Commence at the Northwest corner of Section 9, Township 22 South, Range 3 West; thence South 00°00'27" East, a distance of 641.98 feet to a point, said point being the point of beginning; thence South 87°59'29" East, a distance of 2,579.17 feet to a point on the west right of way line of a public road (Shelby County Highway 15.80 feet right of way); thence South 06°34'47" West, along said westerly right of way line of said public road a distance of 167.66 feet; thence North 88°05'57" West, leaving said right of way a distance of 2,559.80 feet; thence North 00°00'21" East, a distance of 172.05 feet to the point of beginning.

Shelby County, AL 06/18/2007
State of Alabama

Deed Tax: \$35.00