



20070621000291520 1/2 \$31.50  
Shelby Cnty Judge of Probate, AL  
06/21/2007 10:54:41AM FILED/CERT

Send tax notice to:

GLEAVES T. JAMES

63 Mt. Laurel Ave  
Birmingham, AL 35242

STATE OF ALABAMA  
SHELBY COUNTY

This instrument prepared by:

CHARLES D. STEWART, JR.

Executive Real Estate Group, LLC

4898 Valleydale Road, Suite A-2

Birmingham, Alabama 35242

2007137

Shelby County, AL 06/21/2007  
State of Alabama

Deed Tax: \$17.50

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Seventy Thousand Five Hundred and 00/100 and 00/100 Dollars (\$170,500.00) in hand paid to the undersigned, JOHN KITCHENS (AS TO PARCEL I & II) JOHN M. KITCHENS, husband and wife, and SUSAN L. KITCHENS (AS TO PARCEL III) (hereinafter referred to as "Grantor") by GLEAVES T. JAMES and THOMAS N. JAMES (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:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA, WITH A BACK SITE ALONG THE SOUTH BOUNDARY OF SECTION 27, TURN AN ANGLE OF 22 DEGREES 38 MINUTES TO THE RIGHT AND PROCEED NORTH 60 DEGREES 30 MINUTES WEST FOR A DISTANCE OF 373.5 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THE GLAZE GERRY ROAD; THENCE TURN AN ANGLE OF 44 DEGREES 15 MINUTES TO THE LEFT AND PROCEED SOUTH 66 DEGREES 51 MINUTES WEST ALONG THE SOUTHERLY BOUNDARY OF SAID ROAD FOR A DISTANCE OF 48.5 FEET TO THE INTERSECTION WITH A 30 FOOT STREET; THENCE TURN AN ANGLE OF 90 DEGREES 54 MINUTES TO THE LEFT AND PROCEED SOUTHEASTERLY ALONG THE NORTHEASTERLY BOUNDARY OF SAID STREET FOR A DISTANCE OF 560.8 FEET, MORE OR LESS TO THE EAST BOUNDARY OF SECTION 33 OF SAID TOWNSHIP AND RANGE; THENCE PROCEED NORTH ALONG THE EAST BOUNDARY OF SAID SECTION 33 FOR A DISTANCE OF 255.69 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED LAND IS LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 28 AND NE 1/4 OF THE NE 1/4 OF SECTION 33 TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA.

ALSO: COMMENCING AT THE NORTHWEST CORNER OF SECTION 34 TOWNSHIP 19 SOUTH RANGE 2 EAST, THENCE NORTH 87 DEGREES 54 MINUTES 11 SECONDS EAST, A DISTANCE OF 182.11 FEET, THENCE SOUTH 33 DEGREES 22 MINUTES 18 SECONDS WEST A DISTANCE OF 313.50 FEET; THENCE NORTH 2 DEGREES 08 MINUTES 29 SECONDS WEST A DISTANCE OF 255.33 FEET TO THE POINT OF BEGINNING.

JOHN KITCHENS AND JOHN M. KITCHENS ARE ONE AND THE SAME PERSON

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2007 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$153,450.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal  
this the 6<sup>th</sup> day of March, 2007.

John M. Kitchens  
JOHN M. KITCHENS

Susan L. Kitchens  
SUSAN L. KITCHENS

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that JOHN M. KITCHENS and SUSAN L. KITCHENS, 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 6<sup>th</sup> day of March, 2007.



[Signature]  
Notary Public

Print Name:

Commission Expires:

Charles D. Stewart Jr.  
4-13-08