

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:
R. F. (Ben) Stewart, III
Dempsey, Steed, Stewart, Ritchey & Gaché, LLP
1800 International Park Drive, Suite 10
Birmingham, Alabama 35243

Send Tax Notice To:
Kevin D. Ake
2024 Sweetgum Drive
Hoover, AL 35244



20070627000300690 1/2 \$62.00
Shelby Cnty Judge of Probate, AL
06/27/2007 08:50:32AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED FORTY THOUSAND AND NO/100 DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

KEVIN D. AKE AND BARBARA E. AKE, HUSBAND AND WIFE

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto

KEVIN DALE AKE AND BARBARA ELAINE AKE, TRUSTEES OF THE AKE LIVING TRUST DATED MAY 31, 2007, and any amendments thereto

(herein referred to as Grantee, whether one or more), the following described real estate, situated in Clark County, Alabama, to-wit:

LOT 1122 ACCORDING TO THE MAP OF SECOND ADDITION, OLD CAHABA PHASE III AS RECORDED IN MAP BOOK 29, PAGE 33 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

Advalorem taxes due October 01, 2003 and thereafter.

Building setback lines, easements and restrictions as shown by recorded map.

Restrictions, Covenants, and Conditions set out in INST# 2001-50513

Right of Way in favor of Birmingham Mineral Railroad Company in Deed 12, Page 449.

Easement Agreement in INST# 1999-23334

Incorporation of OLD CAHABA RESIDENTIAL ASSOCIATION IN INST#1998-33135 and INST# 2000-9741

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 61, Page 164 and Volume 176, page 186.

TO HAVE AND TO HOLD to the said grantee, his, her or their successors and assigns forever.

THE GRANTOR herein grants full power and authority by this deed to the Trustee(s), and either of them, and all successor trustee(s) to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustee(s) (or successor trustee(s)) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE**, his, her or their successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said **GRANTEE**, his, her or their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 15 day of June, 2007.

Kevin Dale Ake

Barbara Elaine Ake


STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL ACKNOWLEDGEMENT:

I, Melinda Kim Strange, a Notary Public in and for said County, in said State, hereby certify that Kevin Dale Ake and Barbara Elaine Ake, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 15th day of June, 2007.

Melinda Kim Strange
Notary Public
My Commission Expires: 8/1/2010


20070627000300690 2/2 \$62.00
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Shelby County, AL 06/27/2007
State of Alabama

Deed Tax: \$47.00