

20070730000352620 1/1 \$51.00
Shelby Cnty Judge of Probate, AL
07/30/2007 10:52:06AM FILED/CERT

This instrument was prepared by:
Derrell O. Fancher, LLC
P. O. Box 185
Clanton, AL 35046

WARRANTY DEED

THE STATE OF ALABAMA)
SHELBY COUNTY)

Know All Men by These Presents: That in consideration of One Hundred Thousand and 00/100 Dollars to the undersigned James Ellwood Edwards, a MARIED man, (herein referred to as Grantor), in hand paid by James E. Edwards, Jr., (herein referred to as Grantee), the receipt whereof is hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantee the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 4, 5 and 6, in Block 266, Dunstan's Map of Calera, Shelby County, Alabama.

PROVIDED HOWEVER, this deed is made and is accepted SUBJECT TO: (i) general and special taxes and assessments for the current year and subsequent years; (ii) all restrictions, reservations, easements and rights-of-way; (iii) all prior reservations or conveyances of minerals and mining rights; and (iv) all other matters not of record which would be disclosed by an accurate survey and competent inspection of the property

This description taken in its entirety from that deed recorded in Instrument #20070711000326280 in the Office of the Judge of Probate of Shelby County, Alabama.

This property constitutes no part of the homestead of the grantor nor his spouse.

To Have and to Hold to the said Grantee, his heirs and assigns forever.

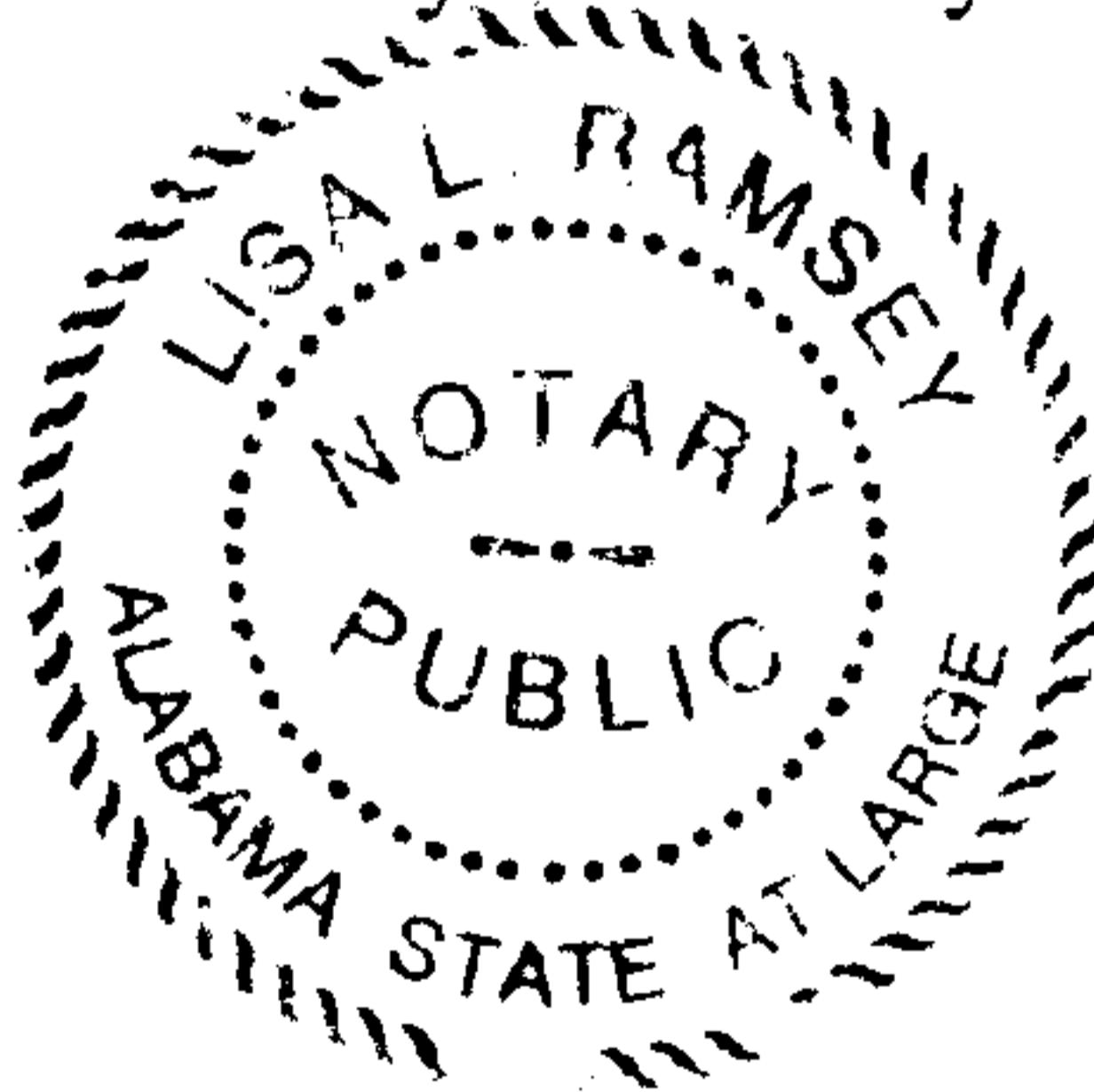
And I do, for myself and for my heirs, executors and administrators, covenant with said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same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

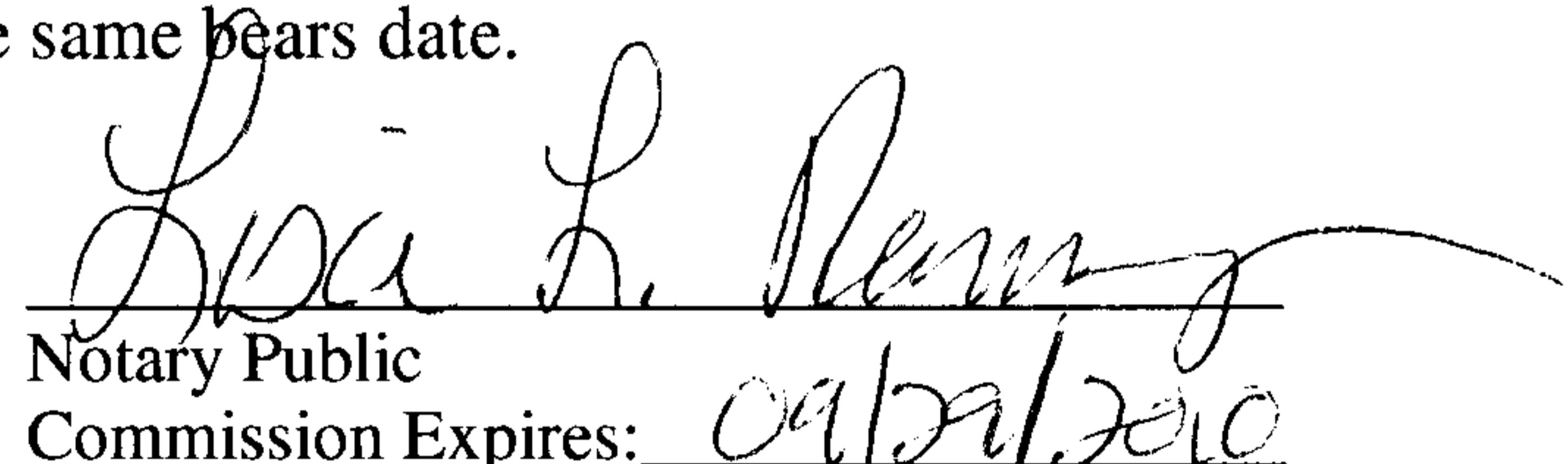
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 26th day of July, 2007.

THE STATE OF ALABAMA)
SHELBY COUNTY)

I, Lisa L. Ramsey, a Notary Public for the State of Alabama at Large, hereby certify that James Ellwood Edwards, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Grantees Address:
1650 20th Ave
Calera, AL 35040




Lisa L. Ramsey
Notary Public
Commission Expires: 04/29/2010

Shelby County, AL 07/30/2007
State of Alabama

Deed Tax: \$40.00

Note: The preparation of this document makes no warranty as to the correctness of description or ownership of the premises. There are no representations made that any subdivision, restrictions, state, county or city regulations have been complied with. Further, there are no warranties concerning prescription or adverse possession by surrounding land owners or existing easements that may exist on the property but are not referenced in this document. There are no representations made as to the merchantability of the title, ownership or mineral and mining rights or any other matters affecting title to the premises. No certification is given as to the quantity of land or acreage. The above attorneys have made no title examination unless reflected by separate documents signed by such attorneys.