



20070810000376910 1/2 \$34.00
Shelby Cnty Judge of Probate, AL
08/10/2007 12:17:41PM FILED/CERT

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

This instrument was prepared by:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:

Michael Kidd McGhee

104 Hickory St.
Columbiana, AL 35051

VALUE: \$20,000.00

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One and No/00 Dollars (\$1.00) and other good and valuable consideration**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **John C. McGhee a/k/a John Charles McGhee, an unmarried man, (herein referred to as grantor, whether one or more)** grant, bargain, sell and convey unto, **Michael Kidd McGhee, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

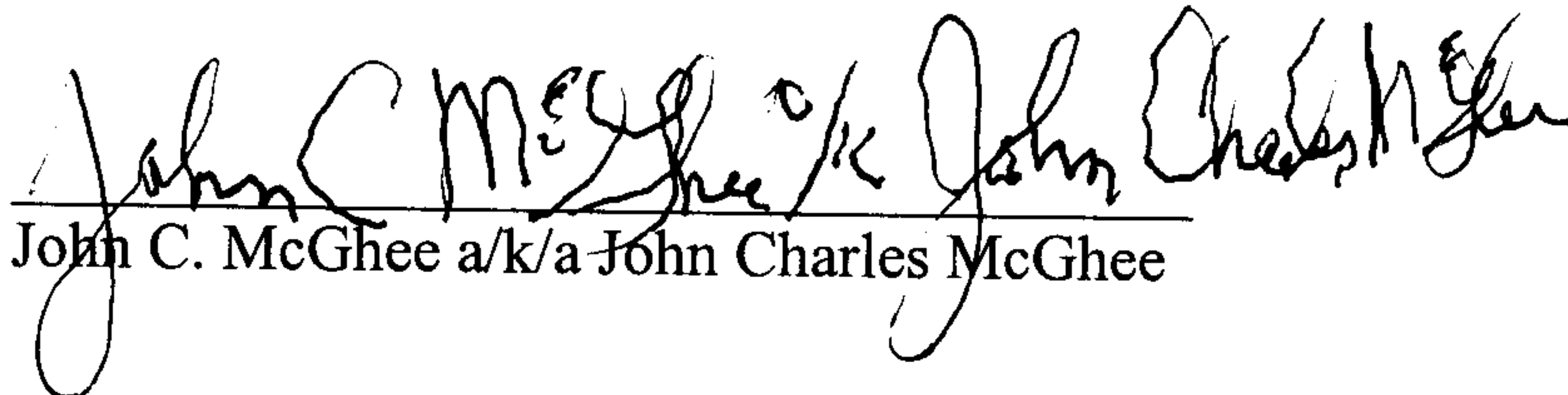
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2007 property taxes and subsequent years and all mortgages, easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

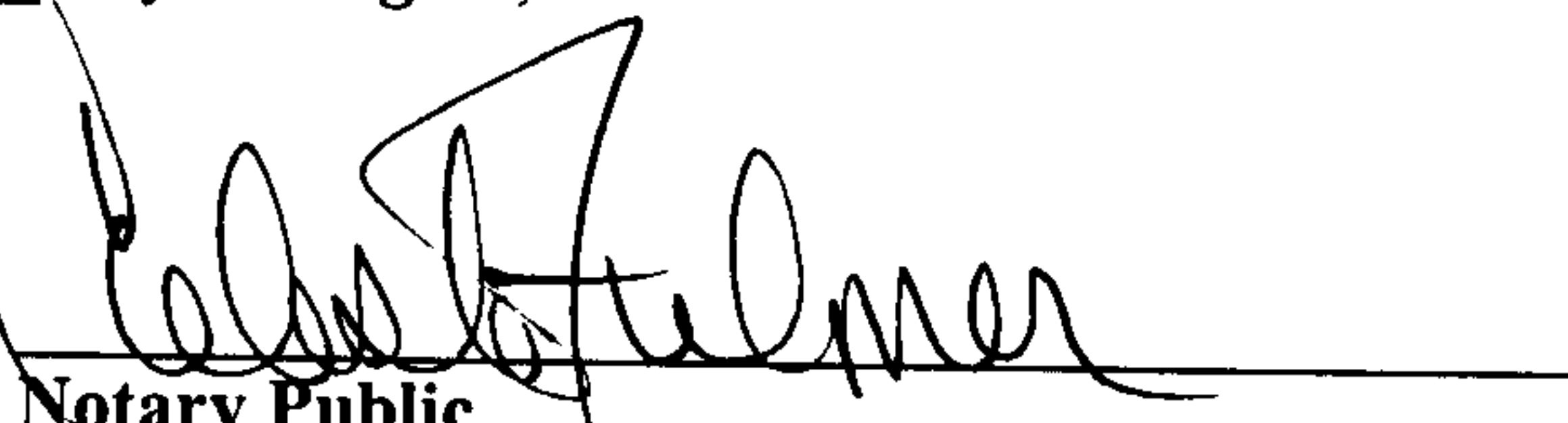
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 9th day of August, 2007.


John C. McGhee a/k/a John Charles McGhee

STATE OF ALABAMA
SHELBY COUNTY


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John C. McGhee a/k/a John Charles McGhee, 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.

Given under my hand and official seal this 9th day of August, 2007.


Notary Public

My Commission Expires: 10-6-08

EXHIBIT "A"
LEGAL DESCRIPTION


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A parcel of land in the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 2, Township 22 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Northwest corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 2, Township 22 South, Range 1 West; thence run South 00 deg. 59 min. 05 sec. East along the West line thereof for a distance of 355.10 feet to the point of beginning (being the SW corner of the property conveyed by Weaver Agency of Bessemer, Inc. to James and Genia Dillard by Instrument No. 1993-09869); thence continue South 00 deg. 59 min. 05 sec. East for a distance of 306.61 feet to the Southwest corner of the North $\frac{1}{2}$ of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence run North 87 deg. 56 min. 11 sec. East for a distance of 1284.01 feet to the Westerly right of way of Egg and Butter Road; thence run North 15 deg. 53 min. 39 sec. West along said right of way for a distance of 340.63 feet; thence leaving said right of way run South 86 deg. 46 min. 41 sec. West for a distance of 1197.06 feet to the point of beginning; being situated in Shelby County, Alabama.

Lots 9 and 10, in Clearview Estates, as shown by map of said subdivision, recorded in Map Book 7, Page 43 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Shelby County, AL 08/10/2007
State of Alabama

Deed Tax: \$20.00