

This instrument was prepared by:
(Name) Randall Walden
(Address) 3820 Bent River Rd
Hoover, AL 35216

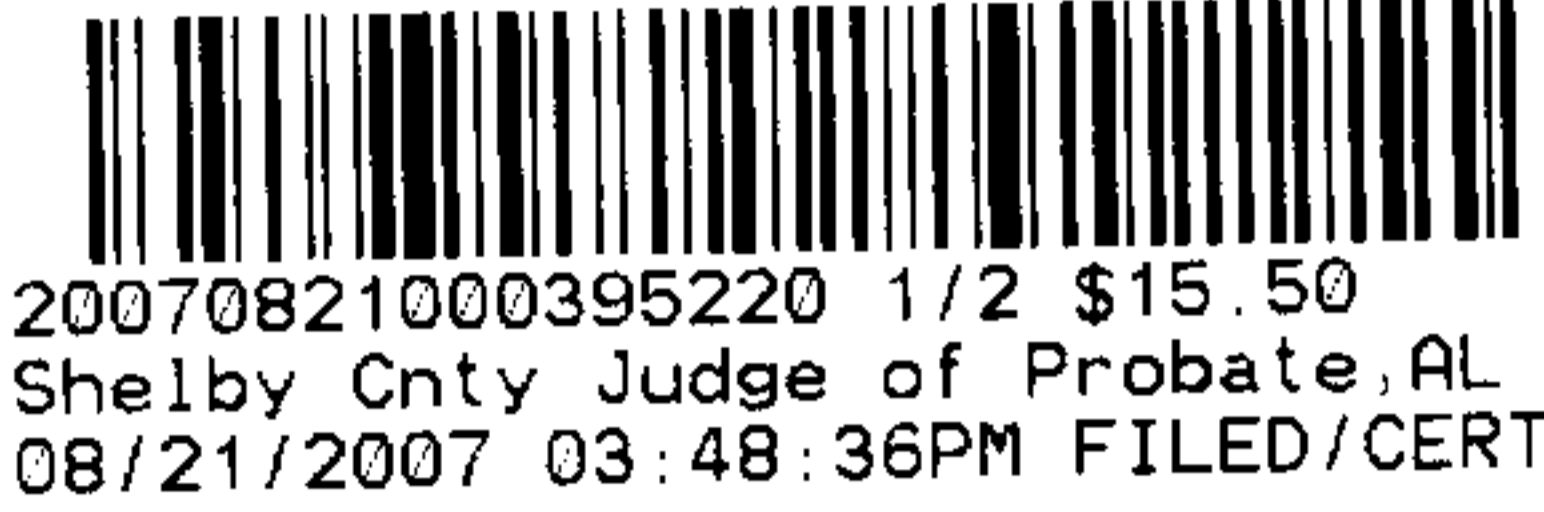
Send Tax Notice to:
(Name) Randall Walden 1,500.00 RW
(Address) 3820 Bent River Rd
Hoover, AL 35216

WARRANTY DEED

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of _____ DOLLARS
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,
(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto Josie Michael Tosney Amy Marie Young
(herein referred to as grantee, whether one or more), the following described real estate, situated in

SHELBY County, Alabama, to-wit:



Beginning at the most northerly corner of Lot 232 of BENT RIVER COMMONS, 3RD SECTOR as recorded in Map Book 25, Page 147, in the Office of the Judge of Probate of Shelby County, Alabama and run thence S 56° 26' 29" W a distance of 74.67' to a rebar corner; Thence run S 33° 33' 31" E a distance of 36.95' to a rebar corner; Thence run N 45° 11' 00" E a distance of 82.81' to a rebar corner; Thence run N 51° 02' 42" W a distance of 21.79' to the point of beginning, containing 2,276 square feet and subject to any and all provisions of applicable law or regulation.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its 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 stated above; that I (we) have 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 heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this _____ day of _____, 2007.

(Seal)

(Seal)

(Seal)

Josie Michael Tosney (Seal)
Amy Marie Young (Seal)

(Seal)

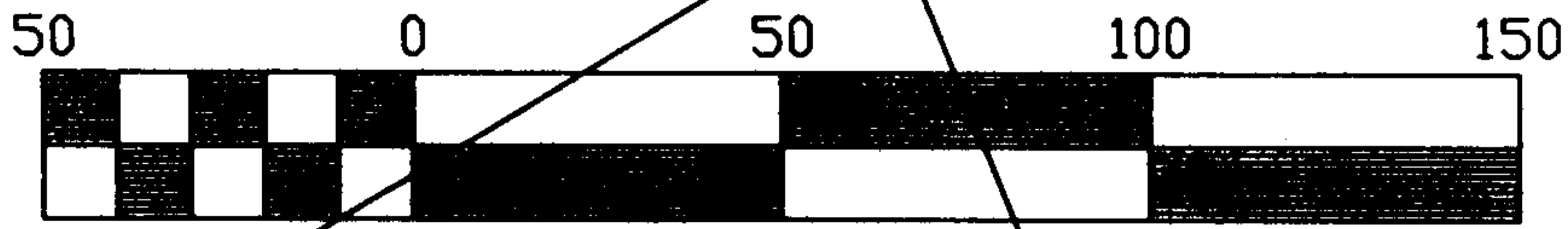
STATE OF ALABAMA }
Shelby County } General Acknowledgment

I, Ronda Bowen, a Notary Public in and for said County, in said State, hereby certify that Josie & Amy Tosney, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 11 day of July, 2007.

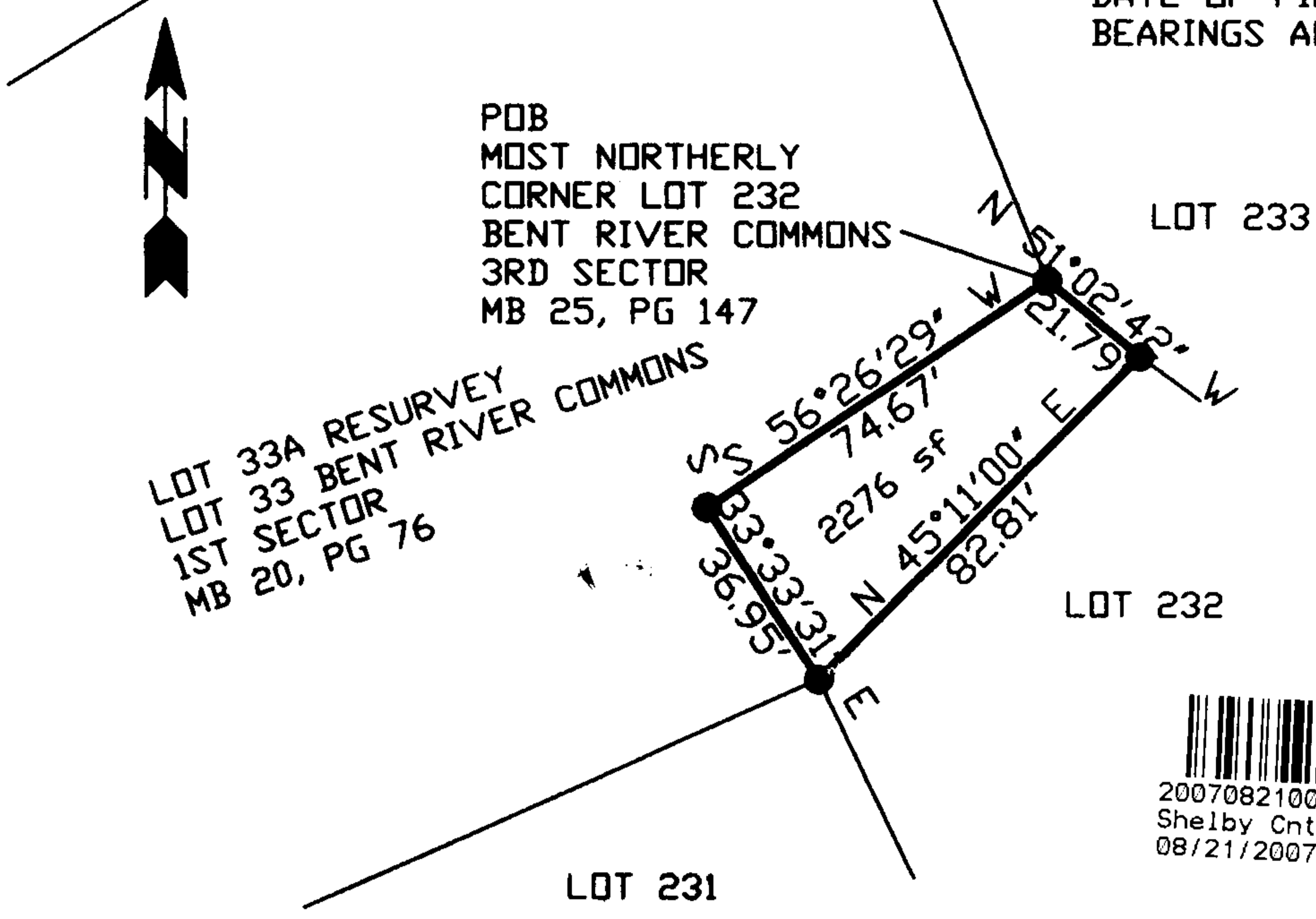
412812008
My Commission Expires: _____
Ronda Bowen
Notary Public

File Name: c:\jobs\12750\12750.dwg



Scale: 1" = 50'

SURVEY FOR LEGAL DESCRIPTION
CLOSURE 1:30000
DATE OF FIELD SURVEY 5-9-07
BEARINGS ARE BASED ON FINAL PLAT



LOT 33A RESURVEY
LOT 33 BENT RIVER COMMONS
1ST SECTOR
MB 20, PG 76

POB
MOST NORTHERLY
CORNER LOT 232
BENT RIVER COMMONS
3RD SECTOR
MB 25, PG 147

LOT 233

LOT 232

LOT 231

20070821000395220 2/2 \$15.50
Shelby Cnty Judge of Probate, AL
08/21/2007 03:48:36PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

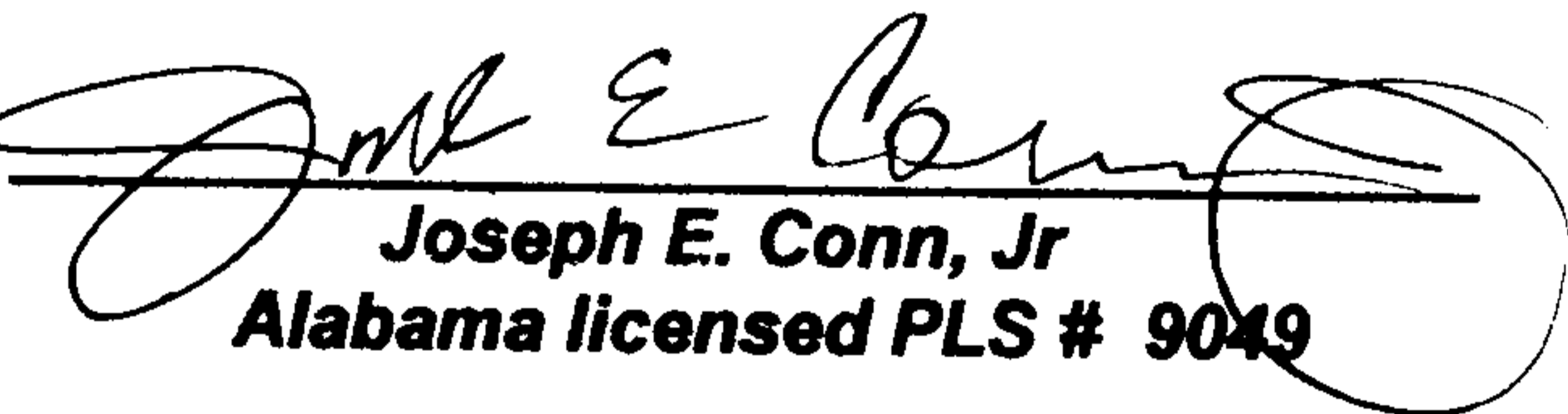
Shelby County, AL 08/21/2007
State of Alabama

Deed Tax: \$1.50

I, Joseph E. Conn, Jr, a licensed land surveyor in the State of Alabama hereby certify that this is a true and correct plat of my survey as shown and described hereon; That steel corners have been found or set at each property corner as shown hereon represented by small dark circles; That there are no visible structural encroachments upon the subject property except as shown and noted hereon I further certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the standards of practice for land surveying in the State of Alabama, to the best of my knowledge, information and belief, the correct legal description being as follows:

Beginning at the most northerly corner of Lot 232 of BENT RIVER COMMONS, 3RD SECTOR as recorded in Map Book 25, Page 147, in the Office of the Judge of Probate of Shelby County, Alabama and run thence S 56° 26' 29" W a distance of 74.67' to a rebar corner; Thence run S 33° 33' 31" E a distance of 36.95' to a rebar corner; Thence run N 45° 11' 00" E a distance of 82.81' to a rebar corner; Thence run N 51° 02' 42" W a distance of 21.79' to the point of beginning, containing 2,276 square feet and subject to any and all provisions of applicable law or regulation.

According to my survey of May 14, 2007


Joseph E. Conn, Jr
Alabama licensed PLS # 9049

CONN & ALLEN
2850 Highway 31 South - Pelham Mall
Pelham, AL 35124
Phone: (205) 663-4251
Fax: (205) 663-7694

