

20070827000402770 1/2 \$30.50
Shelby Cnty Judge of Probate, AL
08/27/2007 02:01:52PM FILED/CERT

Send tax notice to:

Samantha L. Shew

P.O. BOX 275
Vincent, AL 35178

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

STATE OF ALABAMA

Shelby COUNTY

Shelby County, AL 08/27/2007
State of Alabama

Deed Tax: \$16.50

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixteen Thousand One Hundred Six and 88/100 Dollars (\$116,106.88) in hand paid to the undersigned, Deborah Jean Shew and Philip Shew, wife and husband (hereinafter referred to as "Grantor") by Samantha L. Shew (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

A tract of land located in the North ½ of the Southeast ¼ of Section 17, Township 19 South, Range 2 East, and being more particularly described as commencing at the Southeast corner of the Northwest ¼ of the Southeast ¼ of said Section 17; thence South 89 degree(s) 54 minute(s) West along the South line of said Forty, 422.0 feet; thence North 30 degree(s) 51 minute(s) West 287.8 feet to the place of beginning; thence from the place of beginning and continuing North 30 degree(s) 51 minute(s) West 287.4 feet; thence North 89 degree(s) 58 minute(s) East 489.68 feet; thence South 30 degree(s) 51 minute(s) East 287.4 feet; thence South 89 degree(s) 58 minute(s) West 489.68 feet to the place of beginning, Shelby County, Alabama.

VIN # CV07AL0270694AB

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2007 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

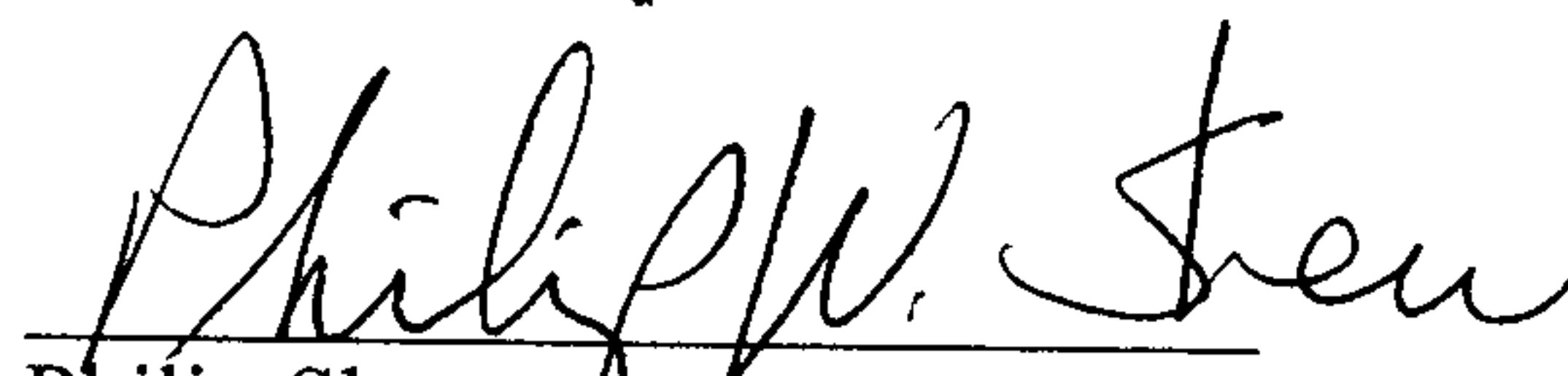
\$99,577.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

The Grantor does for himself, his heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that he is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators
and assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this the
31st day of July, 2007.

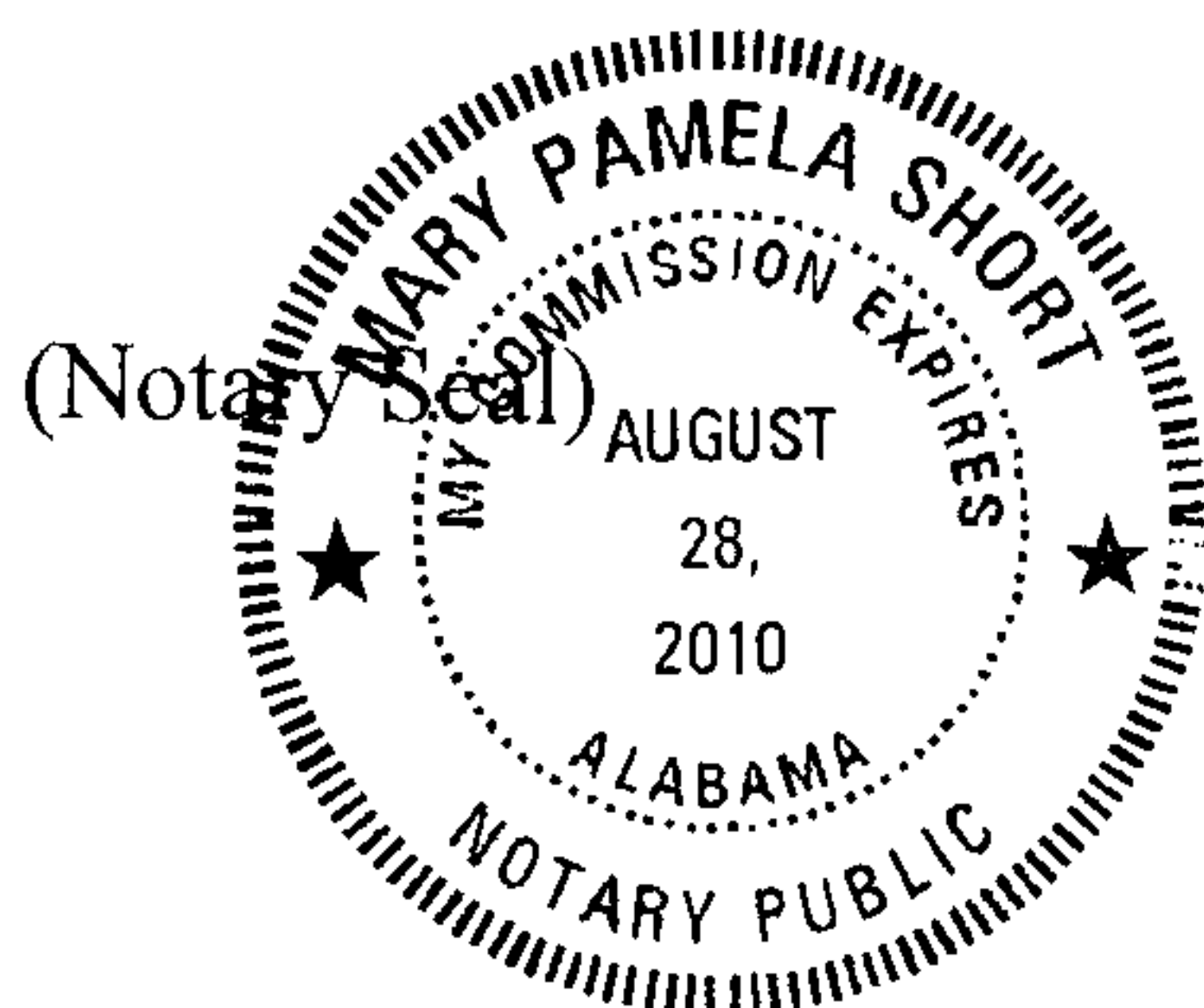

Deborah Jean Shew


Philip Shew

STATE OF ALABAMA
COUNTY OF Shelby County

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Deborah Jean Shew and Philip Shew, whose name is signed to the foregoing
instrument, and who is known to me, acknowledged before me on this day, that, being
informed of the contents of the said instrument, he/she executed the same voluntarily on
the day the same bears date.

Given under my hand and official seal this the 31st day of 2007.




Notary Public
Print Name:
Commission Expires: 8/28/10