

707251

SEND TAX NOTICE TO:

David L. Taft
255 Highway 22, Montevallo, Alabama 35115

This instrument was prepared by
Shannon E. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219



20070830000409690 1/2 \$44.00
Shelby Cnty Judge of Probate, AL
08/30/2007 01:18:11PM FILED/CERT

WARRANTY DEED

STATE OF Alabama

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY

That in consideration of **Thirty Thousand dollars & no cents \$30,000.00**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged,
Cecil R. Falkner and wife, Sarah Falkner (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
David L. Taft, an unmarried man (herein referred to as grantee, whether one or more), the following described real estate, situated
in **Shelby County, Alabama**, to-wit:

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 2, TOWNSHIP 22 SOUTH, RANGE 4 WEST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NE CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 2, TOWNSHIP 22 SOUTH, RANGE 4 WEST; THENCE N88°39'40"W ALONG SAID 1/4-1/4 LINE, A DISTANCE OF 489.00'; THENCE S00°35'03"W, A DISTANCE OF 179.81' TO THE NORTHERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY #22 (80' ROW); THENCE N84°16'57"E ALONG SAID RIGHT OF WAY, A DISTANCE OF 489.57'; THENCE N01°42'24"E AND LEAVING SAID RIGHT OF WAY, A DISTANCE OF 119.65' TO THE POINT OF BEGINNING.

SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to:

1. The lien of Ad Valorem taxes for the year 2007 are a lien but neither due nor payable until 1 October, 2007.
2. Municipal improvements assessments and fire district dues against subject property, if any.
3. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
4. Building lines, right of ways, easements, restrictions, reservations and conditions, if any.

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, 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 **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 08/30/2007
State of Alabama

Deed Tax: \$30.00

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this August 21, 2007

Cecil R. Falkner (Seal)
Cecil R. Falkner

Sarah Falkner (Seal)
Sarah Falkner

STATE OF Alabama

General Acknowledgment

Chilton COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Cecil R. Falkner and wife, Sarah Falkner** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this August 21, 2007.



Notary Public.

My commission Expires: 12/30/07



20070830000409690 2/2 \$44.00
Shelby Cnty Judge of Probate, AL
08/30/2007 01:18:11PM FILED/CERT

SHelby COUNTY JUDGE OF PROBATE
OFFICE: 200 N. GADSDEN BLVD., SUITE 200
MONTGOMERY, AL 36102
PHONE: (205) 263-1000
FAX: (205) 263-1001
WWW.SHELBYCOUNTYAL.gov