

20070912000427250 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
09/12/2007 10:01:47AM FILED/CERT

Send tax notice to:

GINA A. SCHOENING
Group, LLC
153 JASMINE DRIVE
Suite A-2
ALABASTER, AL, 35007

This instrument prepared by:
CHARLES D. STEWART, JR.
Executive Real Estate
4898 Valleydale Road,
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2007327

Shelby County, AL 09/12/2007
State of Alabama

WARRANTY DEED

Deed Tax: \$2.00

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Thirty Thousand and 00/100 and 00/100 Dollars (\$130,000.00) in hand paid to the undersigned, LOUISE M. NAISH, an unmarried woman (hereinafter referred to as "Grantor") by GINA A. SCHOENING (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:

LOT 54, ACCORDING TO THE SURVEY OF REVISED MEADOWS, PLAT 2, AS RECORDED IN MAP BOOK 20, PAGE 26, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. ADVALOREM TAXES DUE OCTOBER 01, 2007 AND THEREAFTER.
2. BUILDING SETBACK LINE OF 20' RESERVED FROM JASMINE DRIVE AS SHOWN BY PLAT.
3. PUBLIC EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING A 10' EASEMENT ALONG THE NORHTERLY SIDE AND AN IRREGULAR.
4. EASEMENT THROUGH THE SOUTHERLY SIDE OF LOT.
5. TRANSMISSION LINE PERMIT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT(S) RECORDED IN DEED BOOK 126, PAGE 172 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT RECORDED AS MAP BOOK 20, PAGE 26 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT #1995-18312.
8. TITLE TO ALL MINERLAS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO.

\$127,991.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 30th day of August, 2007.

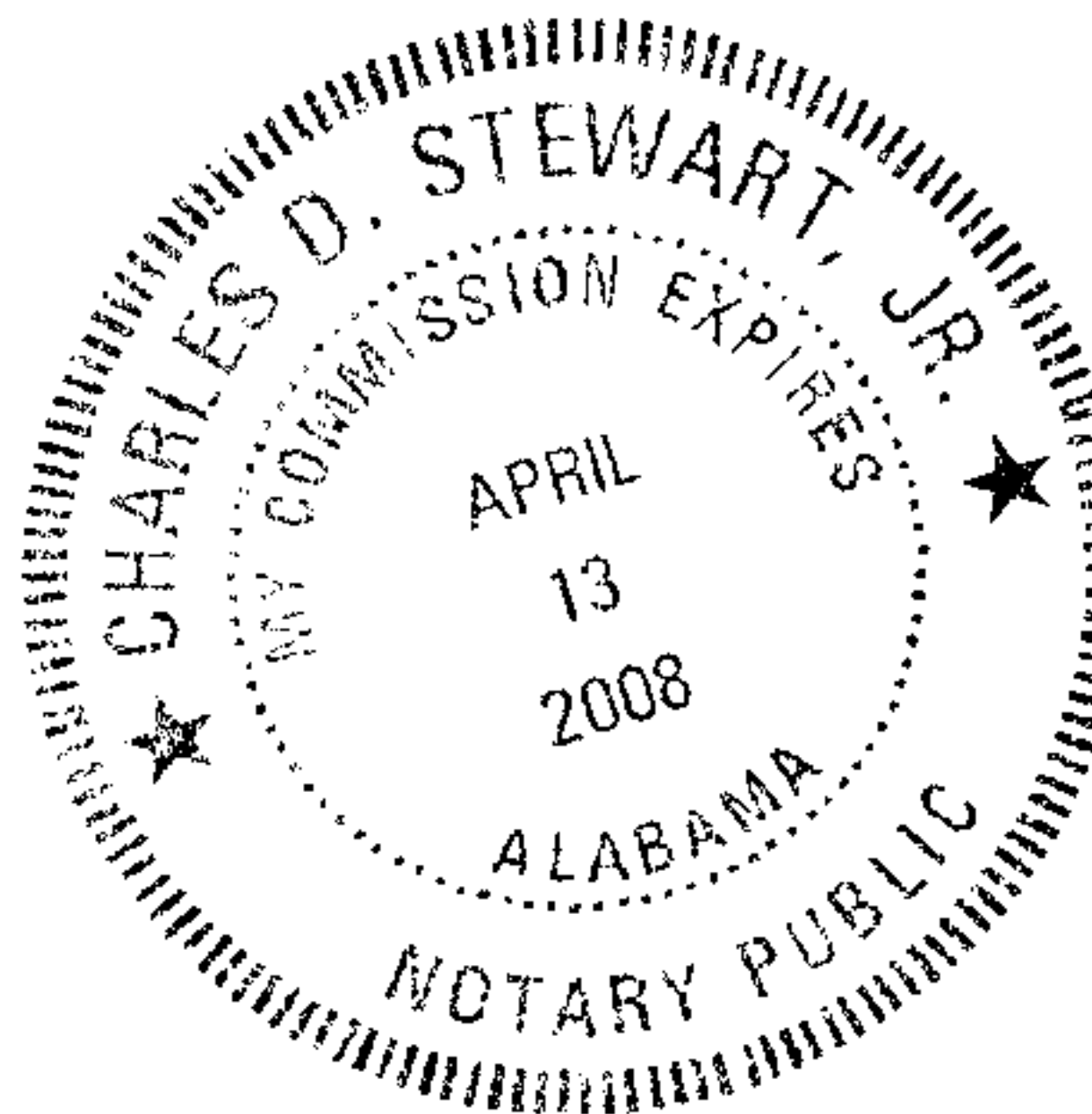
Louise M. Naish

LOUISE M. NAISH

STATE OF ALABAMA
COUNTY OF SHELBY

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

Given under my hand and official seal this the 30th day of August, 2007.



Charles D. Stewart, Jr.

Notary Public
Print Name: *Charles D. Stewart, Jr.*
Commission Expires *4-13-08*