


This conveyance prepared without the benefit of current survey or title insurance. Attorney makes no representations as to the legal description or title of this property.

Send Tax Notice To:
Karen K. Stewart
12279 Old Hwy. 280
Chelsea, Alabama 35043

This instrument was prepared by:
Wm. Randall May
Allison, May, Alvis, Fuhrmeister &
Kimbrough, L.L.C.
P.O. Box 380275
Birmingham, AL 35238


20070924000446320 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
09/24/2007 09:19:22AM FILED/CERT

Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF Love and Affection and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **KAREN K. STEWART, MELISSA K. STEWART and DANNY D. STEWART, heirs of the Estate of George D. Stewart, deceased, and KAREN K. STEWART, Personal Representative of the Estate of George D. Stewart** (herein referred to as Grantor, whether one or more) do grant, bargain, sell and convey unto **KAREN K. STEWART** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Property consisting of approximately 19 acres located at 12279 Old Highway 280, Chelsea, Shelby County, Alabama, more particularly described as follows:

South 470 feet of SW $\frac{1}{4}$ of NE $\frac{1}{4}$, West of Hwy 91, in Section 5, Township 19, Range 1 West.

Lot in SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 6, Township 19, Range 1 West, begin at SW corner, run North 70 yards, East 70 yards, South 70 yards, West 70 yards to beginning.

Part of NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 29, Township 19, Range 1 West, beginning at NW corner, East 330 feet for beginning; thence South 2 deg. 15' East 1320 feet; North 86 deg. 15' East 330 feet; North 2 deg. 15' West 660 feet; North 86 deg. 15' East 453.8 feet to Hwy 91; North 26 deg. 15' East 208.7 feet; South 86 deg. 15' West 552 feet; North 2 deg. 15' West 182 feet; North 86 deg. 15' East 365 feet; North 2 deg. 40' West 296 feet to Section line; South 86 deg. 15' West 695 feet to beginning.

Begin at SE corner at NW $\frac{1}{4}$ of NE $\frac{1}{4}$ Section 29, Township 19, Range 1 West; run West 401 feet to West line of Hwy 91 for beginning; South 86 deg. 15' West 268 feet; North 2 deg. 15' West 660 feet; North 86 deg. 15' East 453.6 feet to West line Highway right of way; Southwesterly along Highway to beginning


Subject to:

Existing covenants and restrictions, easements, building lines, rights of way and limitations, if any, of record.

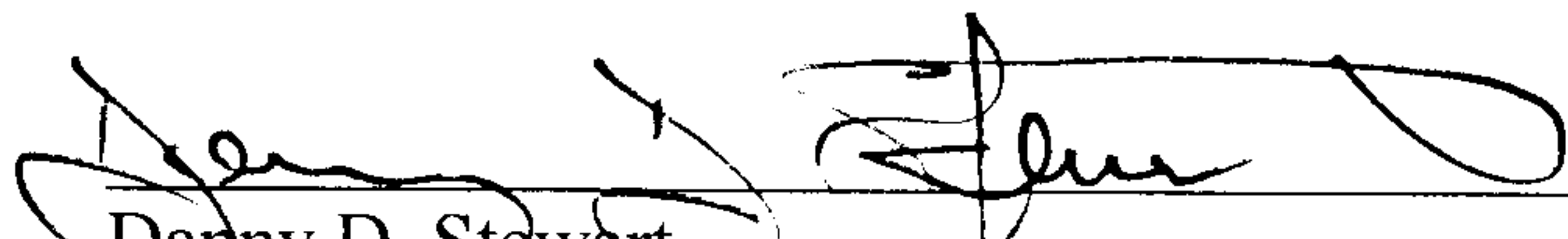
And said Grantor, for said Grantor, Grantor's heirs, successors, personal representatives, executors and administrators, covenants with said Grantee, Grantee's heirs and assigns, that Grantor is lawfully seized in fee simple of said premises, that said premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and Grantor's heirs, personal representatives, executors and administrators shall, warrant and defend the same to said Grantee, and Grantee's heirs and assigns, forever against the lawful claims of all persons.

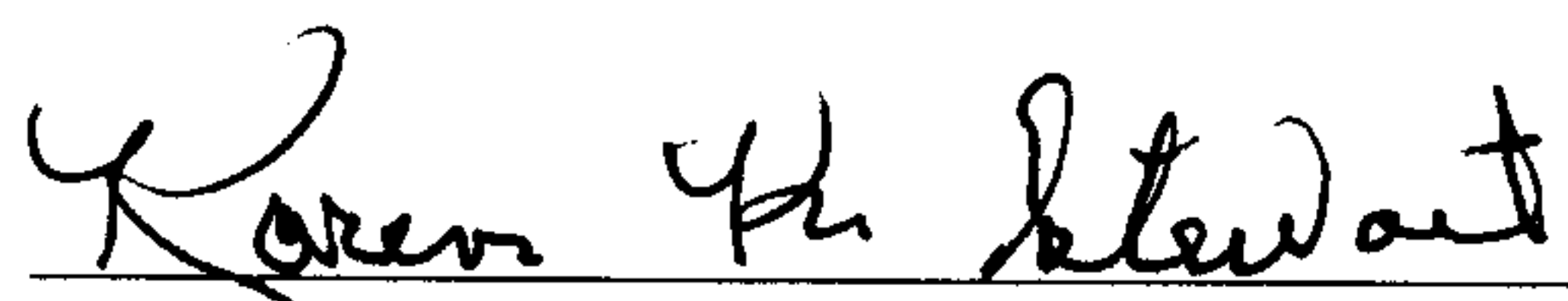
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements, and with every contingent remainder and right of reversion, unto the said Grantee, Grantee's heirs and assigns, forever in fee simple.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 19th day of SEPTEMBER, 2007.



Karen K. Stewart


Melissa K. Stewart


Danny D. Stewart


Karen K. Stewart as Personal Representative of the
Estate of George D. Stewart

STATE OF ALABAMA)
COUNTY OF SHELBY)


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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Karen K. Stewart, Melissa K. Stewart, Danny D. Stewart and Karen K. Stewart as Personal Representative of the Estate of George D. Stewart, whose names 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, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 19 day of September,
2007.

Sarah M. Lefebvre
Notary Public
My commission expires: 3/20/10