

## WARRANTY DEED

This instrument was prepared by:  
B. CHRISTOPHER BATTLES  
3150 HIGHWAY 52 WEST  
PELHAM, AL. 35124

Send tax notice to:  
Frances L. Karr  
40 Overhill Road  
Montevallo, Alabama 35115

### STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Two hundred thirty thousand and no/100 (\$230,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Keith Evan Karr and Shawn D. Karr, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Frances L. Karr** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**See Exhibit "A" Legal Description attached hereto and made a part hereof.**

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

\$218,500.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.


To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

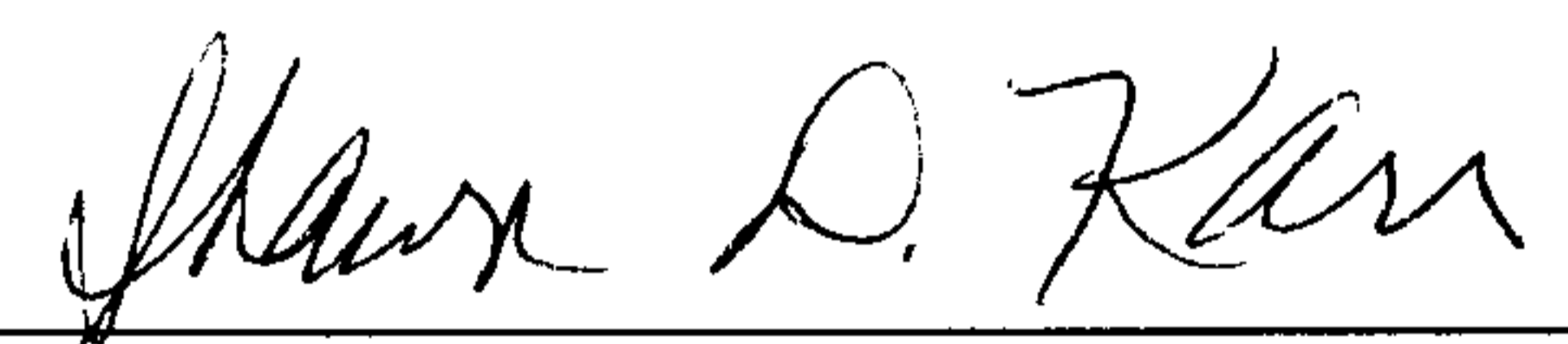
And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs 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 20<sup>th</sup> day of September, 2007.

Shelby County, AL 09/25/2007  
State of Alabama

Deed Tax: \$11.50

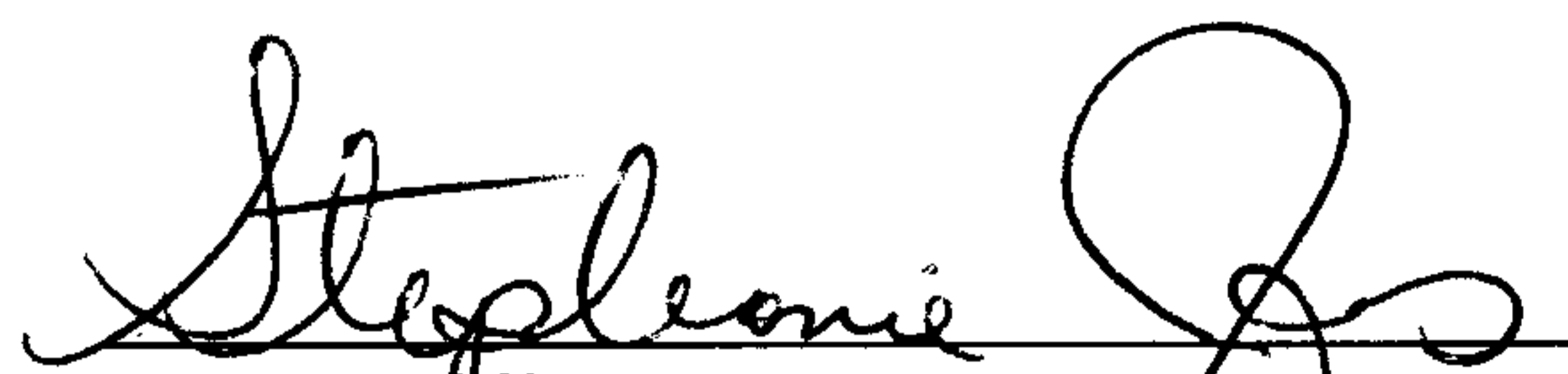
  
Keith Evan Karr

  
Shawn D. Karr

### STATE OF ALABAMA COUNTY OF SHELBY

I, Stephanie Jones, a Notary Public in and for said County, in said State, hereby certify that **Keith Evan Karr and Shawn D. Karr, husband and wife** 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 this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 20<sup>th</sup> day of September, 2007.

  
Notary Public  
My Commission Expires: 02-26-09

STEPHANIE JONES  
Notary Public - Alabama, State At Large  
My Commission Expires 2 / 26 / 2009



20070925000449030 2/2 \$25.50  
Shelby Cnty Judge of Probate, AL  
09/25/2007 10:31:08AM FILED/CERT

## EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land in the SE 1/4 of the NE 1/4 of Section 7, Township 22 South, Range 2 West, Shelby County, Alabama, described as follows:

Commence at the Southwest corner of said 1/4-1/4 section; thence run South 81 degrees 28 minutes East 106.41 feet (measured) 108.06 feet (map) to the point of beginning; thence continue last course 452.56 feet; thence run North 10 degrees 28 minutes West 393.46 feet to a point on the South right-of-way of Overhill Road, said point being on a clockwise curve having a delta angle of 06 degrees 20 minutes 58 seconds and a radius of 439.64 feet; thence run along the arc of said curve 50.00 feet along said right-of-way; thence run South 86 degrees 04 minutes West 347.05 feet; thence run South 03 degrees 56 minutes East 290.22 feet to the point of beginning.