

20070927000453920 1/2 \$194.00
Shelby Cnty Judge of Probate, AL
09/27/2007 01:28:29PM FILED/CERT

This instrument was prepared by:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Frank C. Ellis, III, LLC
P O Box 1177
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

Value: \$120,000.00

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Ten no/00 Dollars (\$10.00) and other good and valuable consideration**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Brenda Dean, a single woman, (herein referred to as grantor, whether one or more)** grant, bargain, sell and convey unto, **Frank C. Ellis, III, LLC, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2007 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

Brenda Dean is the surviving grantee in that certain deed recorded in Deed Book 318, Page 718 in the Probate Office of Shelby County, Alabama.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27th day of September, 2007.

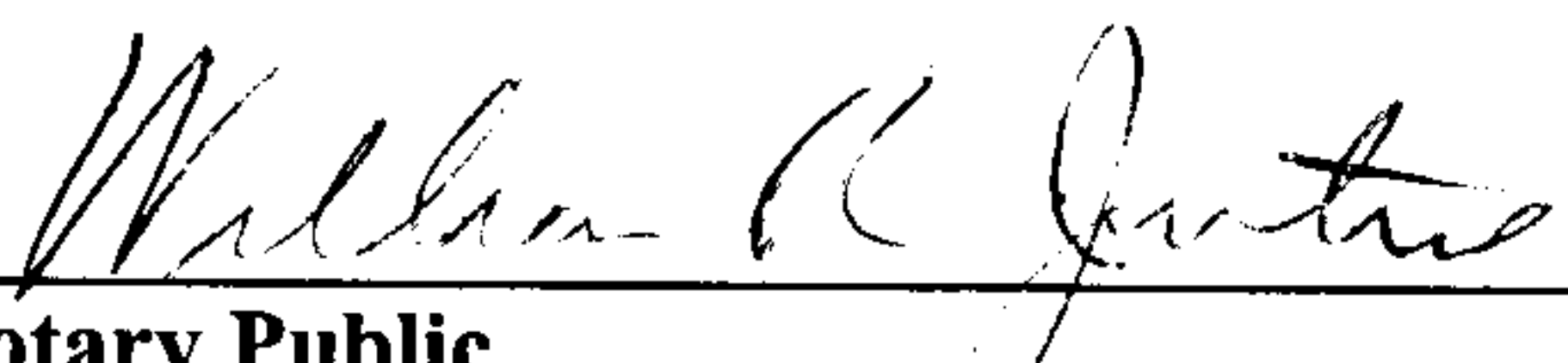

Brenda Dean

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Brenda Dean, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of September, 2007.

My Commission Expires: 9/12/11


Notary Public

LEGAL DESCRIPTION


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EXHIBIT A

A parcel of land located in the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama, described as follows: commence at the Southeast corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 26, Township 21 South, Range 1 West; thence run southerly along the East boundary of Section 26 a distance of 12.00 feet; thence turn right 99 degrees 00 minutes 37 seconds and run westerly a distance of 155.90 feet; thence turn right 79 degrees 58 minutes 37 seconds and run northerly a distance of 227.00 feet; thence turn left 89 degrees 57 minutes 30 seconds and run westerly 165.70 feet to the POINT OF BEGINNING; thence continue westerly along last course a distance of 98.20 feet to the easterly boundary of the Columbiana-Shelby Road; thence turn right 92 degrees 21 minutes 33 seconds and run northerly along said road a distance of 132.73 feet; thence turn right 90 degrees 23 minutes 10 seconds leaving said road and run easterly 93.16 feet; thence turn right 87 degrees 23 minutes 47 seconds and run southerly 128.16 feet to the POINT OF BEGINNING.

According to the survey of Rodney Y. Shiflett, dated September 26, 2007.

Shelby County, AL 09/27/2007
State of Alabama
Deed Tax: \$180.00