

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Nancy Aufhammer
1066 Signal Valley Trail
Chelsea, Alabama 35043

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Fifty-Five Thousand and 00/100 (\$155,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Phyllis Elizabeth Gentry, and husband, John W. Reed**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Nancy Aufhammer**, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit "A" attached hereto for legal description.

Subject To:

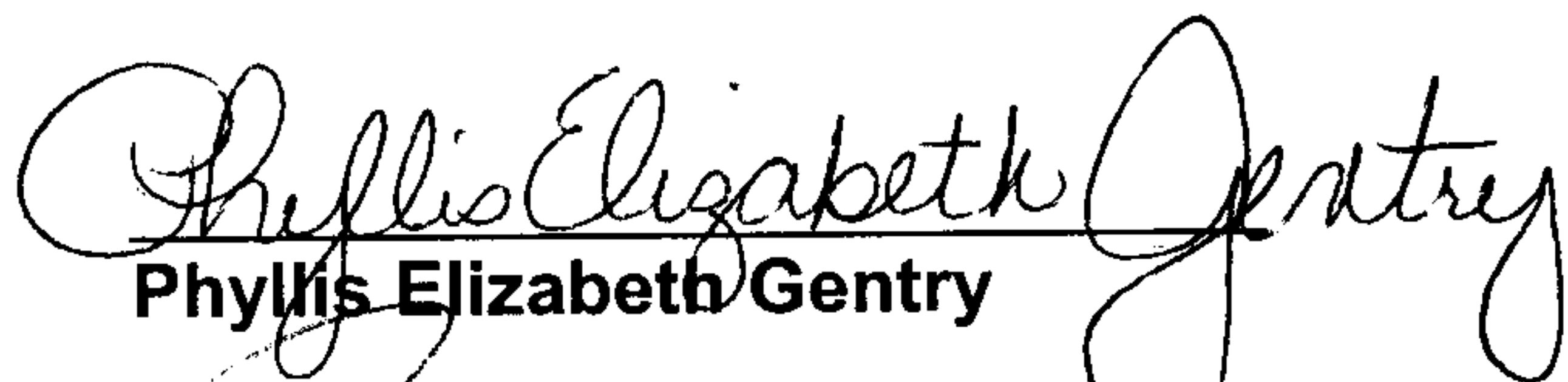
Ad valorem taxes for 2007 and subsequent years not yet due and payable until October 1, 2007. Existing covenants and restrictions, easements, building lines and limitations of record.

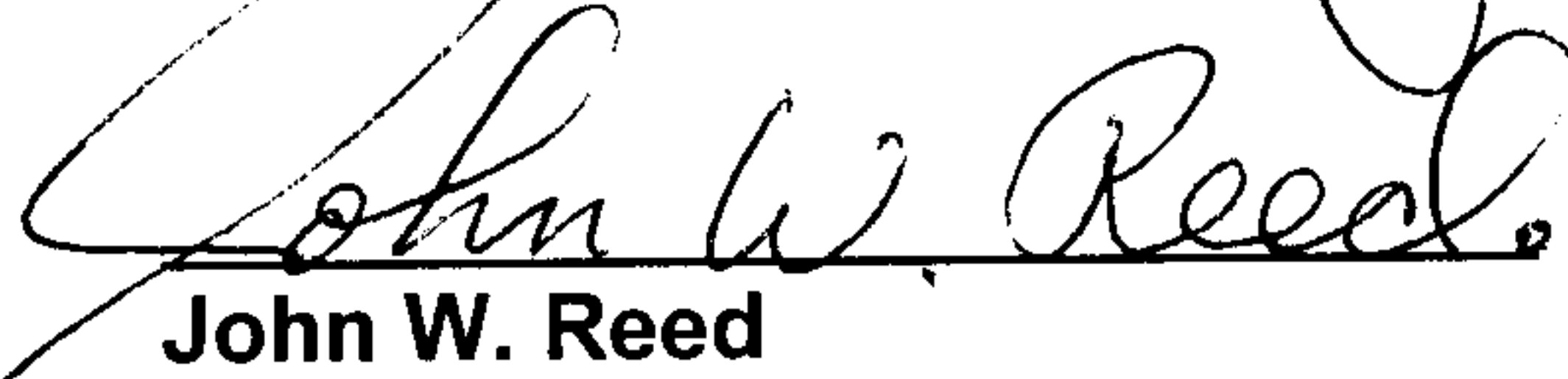
\$105,000.00 of the consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTOR, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, 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.

IN WITNESS WHEREOF, said GRANTOR has hereunto set their hand and seal this the **16th** day of **May**, **2007**.


Phyllis Elizabeth Gentry


John W. Reed


20071003000463000 1/3 \$67.00
Shelby Cnty Judge of Probate, AL
10/03/2007 02:36:38PM FILED/CERT

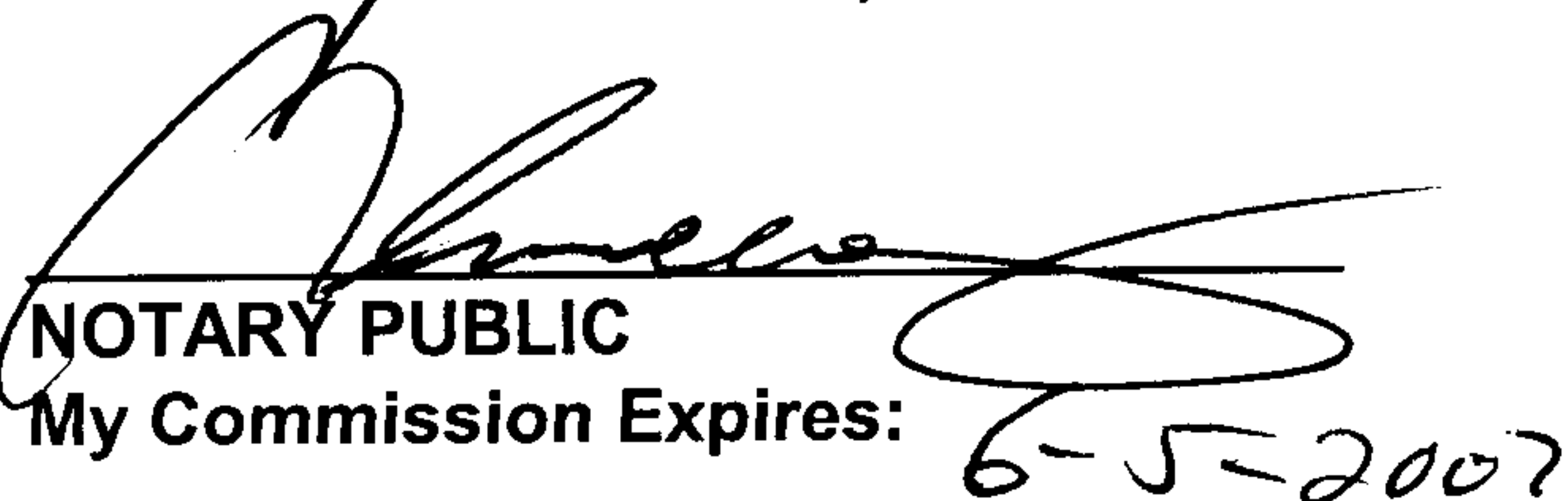
Shelby County, AL 10/03/2007
State of Alabama

Deed Tax: \$50.00

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Phyllis Elizabeth Gentry, a married woman and John W. Reed, , 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 Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16th day of May, 2007.


NOTARY PUBLIC
My Commission Expires: 6-5-2007

CLAYTON T. SWEENEY, ATTORNEY AT LAW

EXHIBIT "A"

From a #5 rebar at the Northwest corner of the Southwest $\frac{1}{4}$ - Northeast $\frac{1}{4}$ of Section 23, Township 19 South, Range 1 West, run thence East along the North boundary of said Southwest $\frac{1}{4}$ - Northeast $\frac{1}{4}$ a distance of 664.91 feet to a $\frac{1}{2}$ " rebar; being the point of beginning of herein described parcel of land; thence turn 88 degree(s) 44 minute(s) 41 second(s) right and run 419.63 feet to a point in the center of a 60' easement for ingress, egress and utilities, known as Signal Valley Trail and recorded in the Office of the Judge of Probate of Shelby County, Alabama as Instrument # 1996-10930; thence turn 122 degree(s) 12 minute(s) 30 second(s) left and run 316.00 feet along said easement centerline; thence turn 61 degree(s) 20 minute(s) 27 second(s) right and run 1219.32 feet to a $\frac{1}{2}$ " rebar; thence turn 119 degree(s) 16 minute(s) 24 second(s) left and run 487.68 feet to a $\frac{1}{2}$ " rebar; thence turn 88 degree(s) 36 minute(s) 21 second(s) left and run 665.79 feet to a $\frac{1}{2}$ " rebar on the East boundary of aforementioned Southwest $\frac{1}{4}$ - Northeast $\frac{1}{4}$; thence turn 88 degree(s) 35 minute(s) 40 second(s) right and run 328.00 feet to a $\frac{1}{2}$ " rebar at the Northeast corner of said Southwest $\frac{1}{4}$ - Northeast $\frac{1}{4}$; thence turn 88 degree(s) 35 minute(s) 33 second(s) left and run 664.91 feet along the North boundary of said Southwest $\frac{1}{4}$ - Northeast $\frac{1}{4}$ to the point of beginning of herein described parcel of land, situated in the Southeast $\frac{1}{4}$ - Northeast $\frac{1}{4}$ and the Southwest $\frac{1}{4}$ - Northeast $\frac{1}{4}$ of Section 23, Township 19 South, Range 1 West, Shelby County, Alabama. Together with and subject to:

60.0 Foot Easement for Ingress, Egress & Utilities Centerline Description to-wit:

From the S.W. corner of the Northeast $\frac{1}{4}$ - Northwest $\frac{1}{4}$ of Section 23, Township 19 South, Range 1 West, run thence East along the South boundary of said Northeast $\frac{1}{4}$ - Northwest $\frac{1}{4}$ a distance of 17.49 feet to the point of beginning of the centerline of herein described easement for ingress and egress and utilities; thence turn 55 degree(s) 25 minute(s) 49 second(s) left and run 99.24 feet along said easement centerline and the following courses: 06 degree(s) 03 minute(s) 54 second(s) left for 104.89 feet; 12 degree(s) 24 minute(s) 30 second(s) left for 175.59 feet; 10 degree(s) 38 minute(s) right for 201.28 feet; 12 degree(s) 54 minute(s) 55 second(s) right for 165.02 feet; 05 degree(s) 37 minute(s) 50 second(s) left for 265.89 feet; 15 degree(s) 35 minute(s) 30 second(s) right for 323.69 feet; 13 degree(s) 58 minute(s) 30 second(s) left for 188.54 feet; 06 degree(s) 44 minute(s) right for 128.93 feet to a point on the North boundary of aforementioned Section 23; thence turn 180 degree(s) 00 minute(s) right and run along said easement centerline a distance of 50.72 feet; thence turn 92 degree(s) 06 minute(s) 49 second(s) left and continue along said easement centerline a distance of 64.81 feet and the following courses; 54 degree(s) 49 minute(s) 11 second(s) right for 141.23 feet; 12 degree(s) 33 minute(s) 27 second(s) left for 110.76 feet; 20 degree(s) 34 minute(s) 50 second(s) left for 169.50 feet; 15 degree(s) 05 minute(s) 36 second(s) right for 86.16 feet; 36 degree(s) 33 minute(s) 41 second(s) right for 166.53 feet; 29 degree(s) 09 minute(s) 29 second(s) left for 97.38 feet; 14 degree(s) 44 minute(s) 38 second(s) left for 198.02 feet; 16 degree(s) 40 minute(s) 30 second(s) left for 276.22 feet; 34 degree(s) 30 minute(s) 41 second(s) left for 274.24 feet to a point on the South boundary of the Northwest $\frac{1}{4}$ - Northeast $\frac{1}{4}$ of aforementioned Section 23; thence turn 02 degree(s) 14 minute(s) 58 second(s) right and continue along said easement a distance of 473.26 feet to



the P.C. of a curve concave right, having a delta angle of 65 degree(s) 53 minute(s) 34 second(s) and tangents of 100.00 feet and a centerline arc distance of 177.45 feet to the P.T.; thence along the tangent centerline a distance of 96.95 feet; thence turn 122 degree(s) 12 minute(s) 30 second(s) left and run 760.84 feet along said easement centerline to a point on the North boundary of the Southwest $\frac{1}{4}$ - Northeast $\frac{1}{4}$ of Section 23, Township 19 South, Range 1 West; thence turn 180 degree(s) 00 minute(s) right and run 760.84 feet along said easement centerline; thence turn 57 degree(s) 47 minute(s) 30 second(s) left and run 338.44 feet along said easement centerline; thence turn 02 degree(s) 42 minute(s) 42 second(s) right and run 588.77 feet to the PC of a curve concave left, having a delta angle of 46 degree(s) 35 minute(s) 43 second(s) and tangents of 75.0 feet and a centerline arc distance of 141.64 feet to the PT; thence along the tangent centerline a distance of 77.80 feet; thence turn 116 degree(s) 34 minute(s) 50 second(s) left and run 68.62 feet along said easement centerline; thence turn 180 degree(s) 00 minute(s) right and run 211.45 feet along said easement centerline to the PC of a curve concave right, having a delta angle of 17 degree(s) 17 minute(s) 51 second(s) and tangents of 80.0 feet and a centerline arc distance of 158.78 feet to the PT; thence along the tangent centerline a distance of 301.63 feet to the PC of a curve concave left, having a delta angle of 27 degree(s) 09 minute(s) 45 second(s) and tangents of 80.0 feet and a centerline arc distance of 156.99 feet to the PT; thence along the tangent centerline a distance of 214.77 feet to the PC of a curve concave right, having a delta angle of 30 degree(s) 36 minute(s) 35 second(s) and tangents of 80.0 feet and a centerline arc distance of 156.18 feet to the PT; thence along the tangent centerline a distance of 39.20 feet to the PC of a curve concave left, having a delta angle of 27 degree(s) 45 minute(s) 20 second(s) and tangents of 75.0 feet and a centerline arc distance of 147.06 feet to the PT; thence along the tangent centerline a distance of 308.97 feet; thence turn 154 degree(s) 31 minute(s) 35 second(s) left and run 278.49 feet along said easement centerline; thence turn 06 degree(s) 48 minute(s) right and run 213.47 feet along said easement centerline; thence turn 00 degree(s) 50 minute(s) 46 second(s) right and run 321.84 feet along said easement centerline; thence turn 180 degree(s) 00 minute(s) right and run 321.84 feet along said easement centerline; thence turn 00 degree(s) 50 minute(s) 46 second(s) left and run 213.47 feet along said easement centerline; thence turn 06 degree(s) 48 minute(s) left and run 278.49 feet along said easement centerline; thence turn 09 degree(s) 12 minute(s) left and run said easement centerline a distance of 261.83 feet to a point on the East boundary of the Southeast $\frac{1}{4}$ - Southwest $\frac{1}{4}$ of Section 23, Township 19 south, Range 1 West; thence continue along said course a distance of 176.36 feet to the PC of a curve concave left having a delta angle of 54 degree(s) 03 minute(s) 57 second(s) and tangents of 305.47 feet and a centerline arc distance of 566.76 feet to the PC of a reverse curve concave right, having a delta angle of 74 degree(s) 40 minute(s) 50 second(s) and tangents of 100.0 feet and a centerline arc distance of 170.85 feet to the PT; thence along the tangent centerline a distance of 719.70 feet to the PC of a curve concave left, having a delta angle of 48 degree(s) 19 minute(s) 01 second(s) and tangents of 250.0 feet and a centerline arc distance of 470.01 feet to the PT; thence along the tangent centerline a distance of 730.31 feet to a point of termination of herein described easement centerline on the North boundary of Old U.S. Hwy #280 (80' R.O.W.), and further, from the described point of termination back North/Northeasterly along the described centerline to a point of intersection with the South boundary of the Southeast $\frac{1}{4}$ - Southwest $\frac{1}{4}$ of Section 23, Township 19 South, Range 1 West, tracks in close proximity that certain easement centerline described in Book 184 at Page 89; said property being situated in Shelby County, Alabama.