

20071009000470280 1/5 \$75.00
Shelby Cnty Judge of Probate, AL
10/09/2007 10:27:18AM FILED/CERT

Send Tax Bills to:

Greene Group, Inc.
c/o Keith Jennings
1550 McFarland Blvd., Third Floor
Tuscaloosa, AL 35406

Shelby County, AL 10/09/2007
State of Alabama

Deed Tax: \$52.00

**This instrument prepared by
and after recording to be returned to:**

Jessica M. Garrison, Esq.
Phelps, Jenkins, Gibson, & Fowler, L.L.P.
1201 Greensboro Avenue
Tuscaloosa, Alabama 35401
(205) 345-5100

Source of Title: Inst. No. 20070419000181780
Inst. No. 1996-15320
Property Address: 209 Depot Street, Columbiana, AL 35051
Parcel ID No.: 58-21-7-26-1-001.037.001

WARRANTY DEED

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **Myra Browne Koenig Lewis**, a widow and **Donald Clayton Koenig as sole Trustee of the Donald Clayton Koenig Revocable Management Trust dated November 18, 1992**, herein collectively referred to as GRANTORS, do grant, bargain, sell and convey unto **Greene Group, Inc.**, an Alabama corporation, herein referred to as GRANTEE, the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

GRANTORS hereby represent and warrant to Grantee that said property is not their homestead.

DONALD CLAYTON KOENIG hereby represents and warrants that he is the surviving grantee of that certain deed recorded as Inst. No. 1996-15320, Lynda Mixson Koenig having died on November 2, 1998.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower and the right of dower, property, possession, claim, and demand whatsoever, as well in law as in equity, of the said GRANTORS of, in and to the same and every part or parcel thereof, with the appurtenances.



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TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the GRANTEE, its successors or assigns forever. And said GRANTORS do for themselves and for their successors and assigns, covenant with the said GRANTEE, its successors and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same aforesaid, and that they will and their successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

[Remainder of Page Intentionally Left Blank. Signature Page Follows]

IN WITNESS WHEREOF, the undersigned have executed this instrument on this the 21 day of September, 2007.

Myra Browne Koenig Lewis
Myra Browne Koenig Lewis

**DONALD CLAYTON KOENIG
REVOCABLE MANAGEMENT TRUST**

Donald Clayton Koenig, Sole Trustee
By: Donald Clayton Koenig
Its: Sole Trustee

STATE OF ALABAMA)
COUNTY OF Montgomery)

I, the undersigned, a notary public in and for said county in said state, hereby certify and acknowledge that **Myra Browne Koenig Lewis**, whose name 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 my hand and official seal this the 21 day of September 2007.

Stephanie Sward
Notary Public
My Commission Expires: 11-15-2010

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said State, hereby certify that **Donald Clayton Koenig**, whose name as Sole Trustee of the **DONALD CLAYTON KOENIG REVOCABLE MANAGEMENT TRUST DATED NOVEMBER 18, 1992**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing instrument, he, as such officer, and with full authority, executed the instrument voluntarily for the said company on the day the same bears date.

Given my hand and official seal this the 22 day of Sept., 2007.

Lola Bilbro
Notary Public



20071009000470280 4/5 \$75.00
Shelby Cnty Judge of Probate, AL
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Exhibit A

COMMENCE AT THE NORTHWEST CORNER OF THE NW $\frac{1}{4}$ OF THE
NE $\frac{1}{4}$ OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 1 WEST,
SHELBY COUNTY, ALABAMA, THENCE S $31^{\circ}38'58''$ E FOR A
DISTANCE OF 843.45; THENCE S $12^{\circ}15'36''$ E FOR A DISTANCE
227.81; THENCE N $41^{\circ}04'31''$ E FOR A DISTANCE OF 84.28;
THENCE N $39^{\circ}50'33''$ E FOR A DISTANCE OF 240.62; THENCE N
 $19^{\circ}38'55''$ E FOR A DISTANCE OF 50.56; THENCE N $58^{\circ}37'59''$ W
FOR A DISTANCE OF 172.39; THENCE S $38^{\circ}08'43''$ W FOR A
DISTANCE OF 217.11 TO THE POINT OF BEGINNING. CONTAINING
1.26 ACRES MORE OR LESS.

ASBUILT SURVEY
OF

209 DEPOT STREET

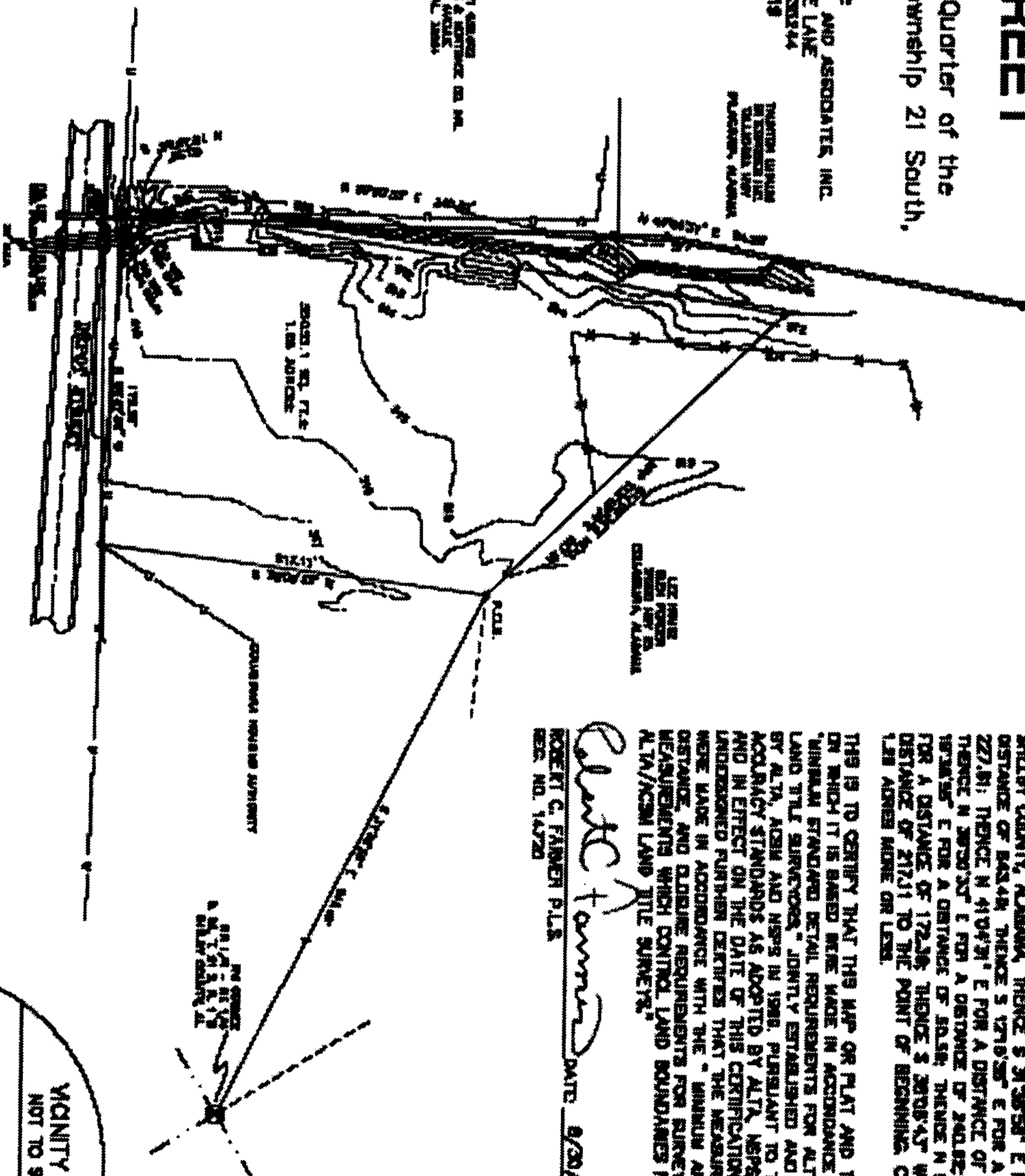
A Parcel of Land in the Northwest Quarter of the
Northeast Quarter of Section 26, Township 21 South,
Range 1 West

PREPARED BY:
JESSICA M. GARRISON
209 DEPOT STREET
DOLANVILLE, AL 36024
(205) 902-1001

PREPARED BY:
R.C. FARMER AND ASSOCIATES, INC.
15 BOUTWELL LANE
HOCHUE, AL 36244
(205) 905-1119

THOMAS L. BROWN
15 BOUTWELL LANE
HOCHUE, AL 36244
(205) 905-1119

SECTION 26, TOWNSHIP 21 SOUTH, RANGE 1 WEST,
SHELBY COUNTY, ALABAMA



LEGAL DESCRIPTION

COMMENCE AT THE NORTHWEST CORNER OF THE NW 1/4 OF THE
NE 1/4 OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 1 WEST,
SHELBY COUNTY, ALABAMA, THENCE S 71°35'51" E FOR A
DISTANCE OF 84.44' THENCE S 17°0'58" E FOR A DISTANCE
227.81' THENCE N 41°04'21" E FOR A DISTANCE OF 84.28'
THENCE N 28°00'30" E FOR A DISTANCE OF 240.00' THENCE N
17°35'51" E FOR A DISTANCE OF 80.00' THENCE N 83°17'30" W
FOR A DISTANCE OF 172.20' THENCE S 28°05'45" W FOR A
DISTANCE OF 217.31' TO THE POINT OF BEGINNING, CONTAINING
1.28 ACRES MORE OR LESS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY
ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH
"MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM
LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED
BY ALTA, ACSM AND NSPS IN 1988, PURSUANT TO THE
ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM
AND IN EFFECT ON THE DATE OF THIS CERTIFICATION.
UNDERSTANDING FURTHER CERTIFY THAT THE MEASUREMENTS
WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE,
DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY
MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR
ALTA/ACSM LAND TITLE SURVEYS."

Robert C. Farmer
ROBERT C. FARMER P.L.S. DATE 9/20/07
REG. NO. 14720

LEGEND

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