

This document prepared by:
Law Office of John A. Gant, P.C.
200 Office Park Drive, Suite 210
Birmingham, AL 35223

Send tax notice to:
Christopher & Denise Donohoo
2018 Trammell Chase Drive
Birmingham, AL 35244

GENERAL WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Two Hundred Thousand and 00/100 Dollars (\$200,000.00) to the undersigned GRANTOR in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, I, MARY MARTHA HARVEY, an unmarried person, (herein referred to as GRANTOR), do grant, bargain, sell and convey unto CHRISTOPHER P. DONOHOO and DENISE DONOHOO, as joint tenants with rights of survivorship, (herein referred to as GRANTEEES), the following described real estate situated in Shelby County, Alabama:

See attached Exhibit "A"

One Hundred Eighty Thousand Three Hundred Sixty Five and 00/100 Dollars (\$180,365.00) of the consideration is from a purchase money first mortgage filed simultaneously with this deed.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And I do for myself and for my executors and administrator covenant with said GRANTEEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid, and that I am and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

Dated this the 2nd day of November, 2007.

Mary Martha Harvey
MARY MARTHA HARVEY

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that MARY MARTHA HARVEY, 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 under my hand and official seal this the 2nd day of November, 2007.

John Gant
NOTARY PUBLIC: JOHN A. GANT
My commission expires: 10/20/09

Shelby County, AL 11/16/2007
State of Alabama

Deed Tax: \$20.00


20071116000526570 2/3 \$37.00
Shelby Cnty Judge of Probate, AL
11/16/2007 01:01:21PM FILED/CERT

EXHIBIT "A"

Lots 1 and 2, according to the Survey of Harvey Family Subdivision as recorded in Map Book 24, page 30 being situated in Shelby County, Alabama.

Also a 60 foot easement for ingress and egress, more particularly described as follows:

Commence at the Northeast corner of the NE 1/4 of the NE 1/4 of Section 35, Township 19 South, Range 3 West; thence run South 0 deg. 37 min. 47 sec. East, along the East line of said 1/4-1/4 a distance of 814.50 feet; thence run North 89 deg. 59 min. 60 sec. West a distance of 283.26 feet; thence run North 27 deg. 46 min. 16 sec. West a distance of 290.50 feet; thence run North 22 deg. 15 min. 34 sec. West, a distance of 30.00 feet to the point of beginning of a 60 foot easement lying 30 feet on either side of the following described centerline; thence run South 67 deg. 44 min. 26 sec. West along said centerline, a distance of 127.83 feet; thence run South 85 deg. 57 min. 42 sec. West along said centerline, a distance of 94.22 feet; thence run North 89 deg. 48 min. 55 sec. West along said centerline a distance of 423.63 feet to its intersection with the East right of way line of Trammel Chase Drive and the end of said easement; being situated in Shelby County, Alabama.

