

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Dana J. Hammond
980 Hwy. 435
Columbiana, AL 35051

WARRANTY DEED

20071204000548380 1/2 \$102.00
Shelby Cnty Judge of Probate, AL
12/04/2007 10:33:56AM FILED/CERT

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Eighty Eight Thousand dollars and Zero cents (\$88,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Cynthia Denise Martin and Timmy D. Martin, Jr., wife and husband (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Dana J. Hammond (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO TAXES FOR 2008 AND SUBSEQUENT YEARS, EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, AND PERMITS OF RECORD.

\$0.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

\$0.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A SECOND MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

THIS PROPERTY CONSTITUTES NO PART OF THE GRANTOR, OR OF HIS/HER/THEIR SPOUSE(S).

TO HAVE AND 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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 20th day of November 2007.

_____	(SEAL)	<u>Cynthia D. Martin</u>	(SEAL)
_____	(SEAL)	<u>Timmy D. Martin, Jr.</u>	(SEAL)
_____	(SEAL)	_____	(SEAL)
		_____	(SEAL)

STATE OF ALABAMA

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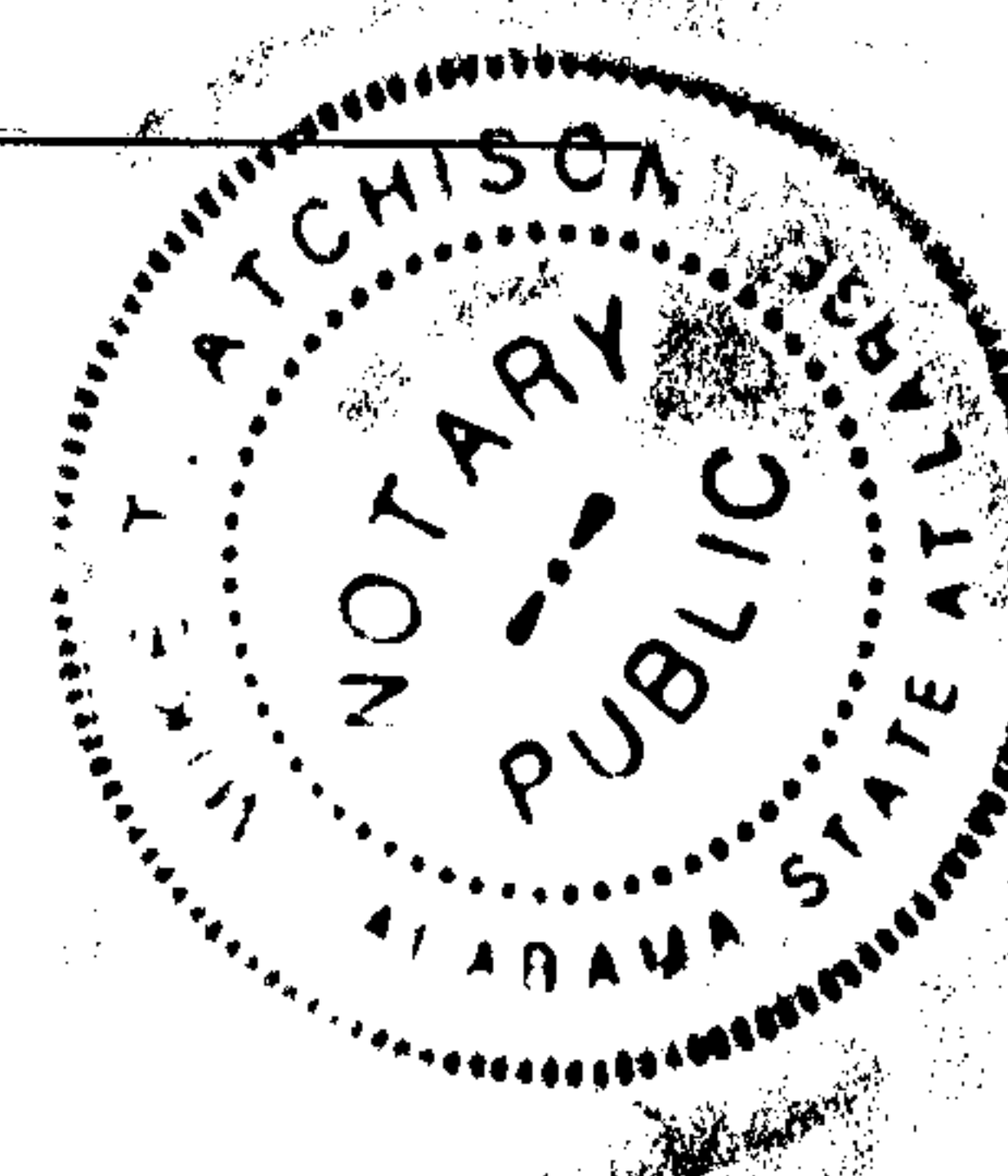
General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Cynthia Denise Martin and Timmy D. Martin, Jr. 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 conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of November 2007.

[Signature]
Notary Public
My Commission Expires: 10/16/08



Shelby County, AL 12/04/2007
State of Alabama
Deed Tax: \$88.00

EXHIBIT A

20071204000548380 2/2 \$102.00
Shelby Cnty Judge of Probate, AL
12/04/2007 10:33:56AM FILED/CERT

Parcel I:

Commence at the NE corner of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 21, Township 21 South, Range 1 East; thence proceed South, along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 420.00 feet; thence turn a deflection angle of 90 deg. 38 min. 00 sec. to the right and proceed for a distance of 251.25 feet, to the point of beginning; thence turn a deflection angle of 52 deg. 35 min. 32 sec. To the right and proceed for a distance of 251.78 feet; thence turn a deflection angle of 52 deg. 35 min. 32 sec. to the left and proceed a distance of 191.61 feet, to the East margin of Shelby County Road No. 435; thence turn a deflection angle of 43 deg. 40 min. 38 sec. To the right and proceed along said County Road for a distance of 98.44 feet; thence turn a deflection angle of 04 deg. 03 min. 16 sec. To the left and proceed along said County Road for a distance of 105.22 feet. To the center of an abandoned dirt road; thence turn a deflection angle of 145 deg. 36 min. 20 sec to the right and proceed along the center of said dirt road for a distance of 246.80 feet; thence turn a deflection angle of 10 deg. 23 min. 00 sec. To the left and proceed along the center of said dirt road for a distance of 90.00 feet; thence turn a deflection angle of 68 deg. 26 min. 22 sec. to the right and proceed for a distance to 358.99 feet to the point of beginning. Situated in the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 21, Township 21 South, Range 1 East, Shelby, County Alabama.

Parcel II:

Commence at the NE corner of NE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 21, Township 21 South, Range 1 East; thence run South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 43.80 feet to the South right of way line of Shelby County Highway No. 30; thence continue South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 376.20 feet; thence turn an angle of 90 degrees 38 minutes to the right and run a distance of 251.25 feet to the Point of Beginning of the lot herein described; thence turn an angle of 52 degrees 35 minutes 32 seconds to the right and run a distance of 251.78 feet; thence turn an angle of 52 degrees 35 minutes 32 seconds to the left and run a distance of 217.80 feet, more or less, to the Easterly right of way of Shelby County Road; thence run Southeasterly along the Easterly boundary of said Shelby County Road 251.78 feet, more or less, to the NW corner of the "Mrs. Frank Willis Lot"; thence run East along the North boundary of said Willis lot 217.80 feet, more or less, to the Point of Beginning. Situated in Shelby County, Alabama.