

Value \$10,000⁰⁰



20071207000556540 1/4 \$30.00
Shelby Cnty Judge of Probate, AL
12/07/2007 03:42:14PM FILED/CERT

The property conveyed herein does not constitute homestead of Grantees.

This instrument prepared by:

Phillip D. Corley, Jr., Esq.
Wallace, Jordan, Ratliff & Brandt, L.L.C.
800 Shades Creek Parkway, Suite 400
Birmingham, Alabama 35209

Send Tax Notices To:

Dewayne and Darlene Blackerby
889 Hwy 32
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten and No/100 Dollars (\$10.00) to the undersigned grantor, **KEVIN GANN AND JENNIFER GANN**, husband and wife (hereinafter, the "GRANTORS"), in hand paid by the grantees herein, the GRANTORS do hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **DEWAYNE BLACKERBY and DARLENE BLACKERBY**, husband and wife (hereinafter, the "GRANTEES"), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to:

1. Taxes and assessments for the year 2007 and subsequent years not yet due and payable.
2. Right of way to Alabama Power Company as set out in instrument(s) recorded in Instrument #20061212000603220.
3. Easement recorded in Deed Book 47, Page 835; Book 50, Page 634.
4. Restrictions appearing of record in Book 50, Page 634. NOTE: Covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby

deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Book 50, Page 634.
6. Right of Way to Shelby County as recorded in Deed Book 207, Page 44.

TO HAVE AND TO HOLD to said GRANTEES, their successors and assigns, forever.

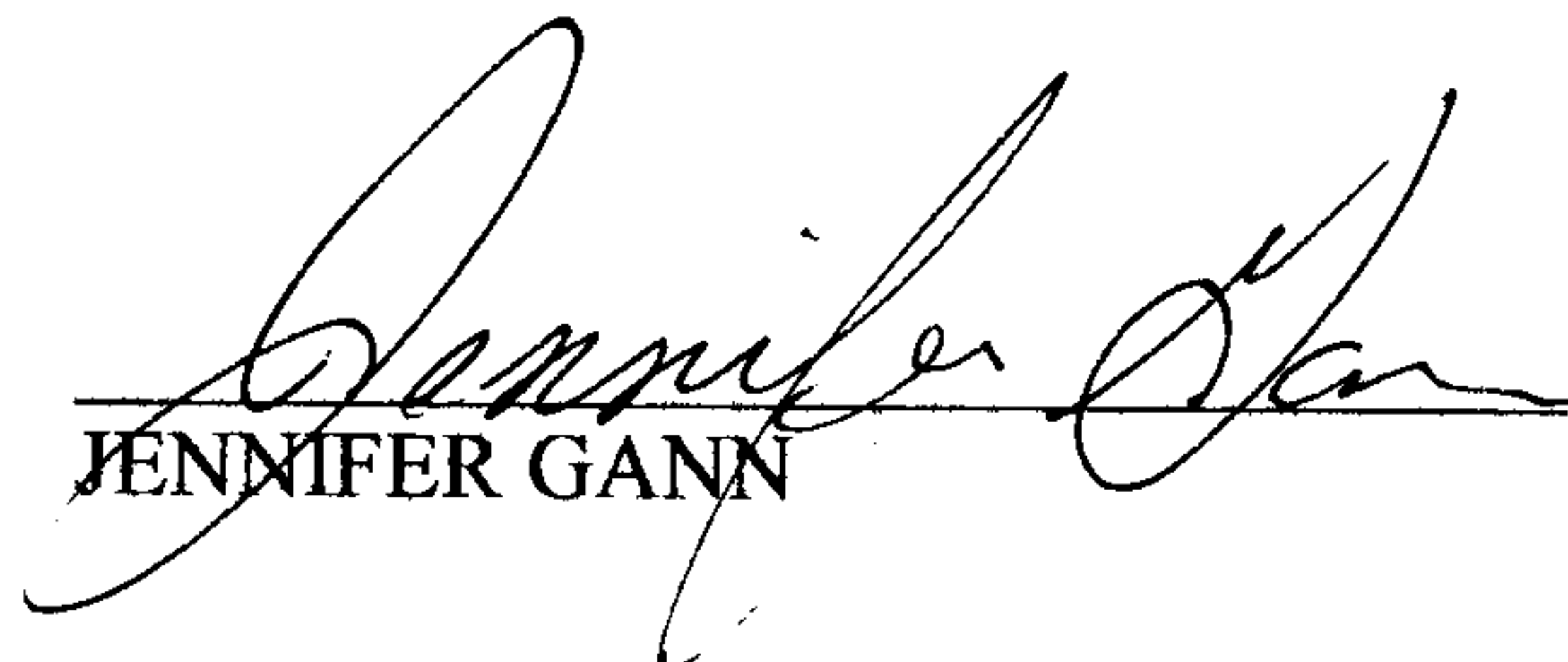
And the GRANTORS do, for themselves, their successors and assigns, covenant with the GRANTEES, their successors and assigns, that GRANTORS are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as otherwise noted above; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS, their successors and assigns shall warrant and defend the same to the GRANTEES, their successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTORS, have set their signature as the act of such GRANTORS, this the 31st day of October, 2007.

GRANTORS:



KEVIN GANN



JENNIFER GANN

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STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Kevin Gann, 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, he executed the same voluntarily.

Given under my hand and seal this the 31st day of October, 2007.

John Symon
NOTARY PUBLIC

S E A L

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Jennifer Gann, 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.

Given under my hand and seal this the 31st day of October, 2007.

John Symon
NOTARY PUBLIC

S E A L

EXHIBIT "A"


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LEGAL DESCRIPTION

From a 5/8 inch rebar at the Northeast corner of the Northwest ¼ - Northwest ¼ of Section 12, Township 20 South, Range 1 West; run thence Grid South 00 degrees 24 minutes 43 seconds East along the East boundary of said Northwest ¼ - Northwest ¼ for a distance of 333.59 feet to a ½ inch rebar, being the point of beginning of herein described parcel of land; thence continue South 00 degrees 24 minutes 43 seconds East along the East boundary of said Northwest ¼ - Northwest ¼ for a distance of 594.00 feet to a ½ inch pipe; thence run South 89 degrees 37 minutes 53 seconds West for a distance of 16.90 feet to a ½ inch rebar; thence run North 05 degrees 44 minutes 30 seconds West for a distance of 288.53 feet to a ½ inch rebar; thence run North 00 degrees 07 minutes 46 seconds West for a distance of 310.25 feet to a ½ inch rebar; thence run South 85 degrees 37 minutes 08 seconds East for a distance of 42.32 feet to the point of beginning of herein described parcel of land.

Shelby County, AL 12/07/2007
State of Alabama

Deed Tax: \$10.00