

THIS INSTRUMENT PREPARED BY:
Glenn E. Estess, Jr., Esq.
Wallace, Jordan, Ratliff & Brandt, L.L.C.
800 Shades Creek Parkway, Suite 400
Birmingham, Alabama 35209

SEND TAX NOTICE TO:
Jennifer Gann
920 Highway 438
Wilsonville, AL 35186

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)



20071207000556560 1/4 \$220.00
Shelby Cnty Judge of Probate, AL
12/07/2007 03:42:16PM FILED/CERT

FILE NOT EXAMINED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten and No/100 Dollars (\$10.00) to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof being hereby acknowledged, we, KEVIN GANN and wife, JENNIFER GANN (herein collectively referred to as Grantors), do grant, bargain, sell and convey unto JENNIFER GANN (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to ad valorem taxes due October, 2007, a lien, but not yet payable.

Subject to all easements, encumbrances, restrictions and rights of way of record.

TO HAVE AND TO HOLD, to the said Grantee, her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 31 day of October, 2007.



KEVIN GANN



JENNIFER GANN

20071207000556560 2/4 \$220.00
Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA)
Shelby COUNTY)

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 on the day the same bears date.

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

Alan Seymour
Notary Public
My Commission Expires: 07/01/2008


STATE OF ALABAMA)
Shelby COUNTY)

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 on the day the same bears date.

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

Alan Seymour
Notary Public
My Commission Expires: 07/01/2008

EXHIBIT "A"


20071207000556560 3/4 \$220.00
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PARCEL I:

From an 8" x 8" concrete monument at the Northeast corner of the Section 12, T20S-R1W, run thence E (True) N 88°53'18" E along the North boundary of said Section 12 for a distance of 267.65 feet to a point that is S 88°53'18" W 5034.76 feet of a 1.5" crimped pipe at the Northeast corner of Section 12, being the point of beginning of herein described parcel of land; run thence S 02°57'06"W along an accepted property line for a distance of 898.83 feet to a 3" round concrete monument on the northerly boundary of Shelby County Road #32 (80' R.O.W.), said point being on a curve concave right, having a delta angle of 40°51'56" and tangents of 314.90 feet; thence run N 83°22'49" E for a chord distance of 285.90 feet to a 1/2" rebar at the P.T.; thence run S 86°52'57"E along said road boundary for a distance of 29.86 feet to a 1/2" rebar at the P.C. of a curve concave right, having a delta angel of 32°18'33" and tangents of 306.59 feet; thence run S 70°43'40" E for a distance of 588.96 feet to a 1/2" rebar at the P.T.; thence run S 54°54'24" E along said road boundary for a distance of 17.96 feet to a 1/2" rebar; thence run N 00°17'57"W along an accepted property line for a distance of 162.38 feet to a 1/2" rebar; thence run N 89°37'53" E along an accepted property line for a distance of 210.00 feet to a 1/2" pipe; thence run N 00°24'43"E along an accepted property line for a distance of 927.59 feet to a 5/8" rebar accepted as the Southeast corner of the SW 1/4-SW1/4 of Section 1, T20S-R1W; thence run N 01°24'02" E along the accepted east boundary of said SW 1/4-SW 1/4 for a distance of 1053.38 feet to a 1/2" rebar; thence continue N 01°24'02" E along the accepted east boundary of said SW 1/4-SW 1/4 for a distance of 269.44 feet to a 1" crimped pipe accepted as the NE corner of said SW 1/4-SW 1/4; thence run S44°50'41' W along an accepted property line for a distance of 1501.213 feet to a 3" round concrete monument; thence run S 02°57'06" W along an accepted property line for a distance of 278.66 feet to the point of beginning of herein described parcel of land, situated in the SW 1/4-SW 1/4 of Section 1, T20S-R1W and the NW 1/4-NW 1/4 of Section 12, T20S-R1W, Shelby County, Alabama.

Less and Except:

From a 5/8 inch rebar at the Northeast corner of the NW1/4-NW1/4 of Section 12, Township 20 South, Range 1 West; run thence Grid South 00°24'43" E along the East boundary of said NW 1/4-NW 1/4 for a distance of 333.59 feet to a 1/2 inch rebar, being the point of beginning of herein described parcel of land; thence continue S 00°24'43" E along the East boundary of said NW 1/4-NW1/4 for a distance of 594.00 feet to a 1/2 inch pipe; thence run S 89°37'53" W for a distance of 16.90 feet to a 1/2 inch rebar; thence run N 05°44'30" W for a distance of 288.53 feet to a 1/2 inch rebar; thence run North 00°07'46" W for a distance of 310.25 feet to a 1/2 inch rebar; thence run S 85°37'08" E for a distance of 42.32 feet to the point of beginning of herein described parcel of land.



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PARCEL II:

From a 5/8 inch rebar at the Northeast corner of the NW 1/4-NW 1/4 of Section 12, Township 20 South, Range 1 West; run thence Grid South 00°24'43" E along the East boundary of said NW 1/4-NW 1/4 for a distance of 927.59 feet to a 1/2 inch pipe; thence run South 89°37'53" W for a distance of 16.90 feet to a 1/2 inch rebar, being the point of beginning of herein described parcel of land; thence continue south 89°37'53" W for a distance of 193.10 feet to a 1/2 inch rebar; thence run South 00°17'57" E for a distance of 146.26 feet to a 1/2 inch rebar; thence run North 59°19'48" E for a distance of 224.92 feet to a 1/2 inch rebar; thence run North 01°58'11" W for a distance of 32.79 feet to the point of beginning of herein described parcel of land.

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

Deed Tax: \$200.00