

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

Send Tax Notice To: Hollie Anne Livesay
145 Hwy 400
Shelby, AL 35134

WARRANTY DEED



20071226000575960 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
12/26/2007 09:16:49AM FILED/CERT

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of One Hundred Sixty Two Thousand dollars and Zero cents (\$162,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Shannon Dykes and Kim Dykes, husband and wife (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Hollie Anne Livesay (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.

\$167,346.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

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 persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 7th day of December, 2007.

| | | | |
|-------|--------|---|--------|
| _____ | (SEAL) |  | (SEAL) |
| _____ | (SEAL) |  | (SEAL) |
| _____ | (SEAL) | _____ | (SEAL) |
| | | _____ | (SEAL) |

STATE OF ALABAMA

} General Acknowledgment

SHELBY COUNTY

I, ~~Michael T. Atchison~~ ^{Janet F. Parson} a Notary Public in and for the said County, in said State, hereby certify that Shannon Dykes and Kim Dykes 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 7th day of December, 2007.

My commission expires: 10/16/2008

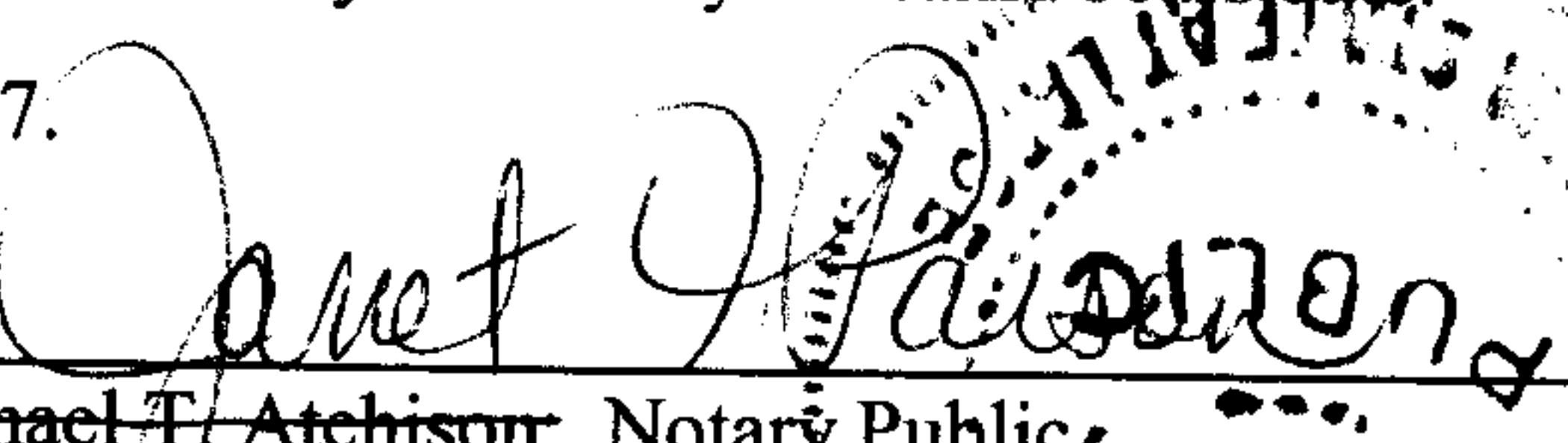
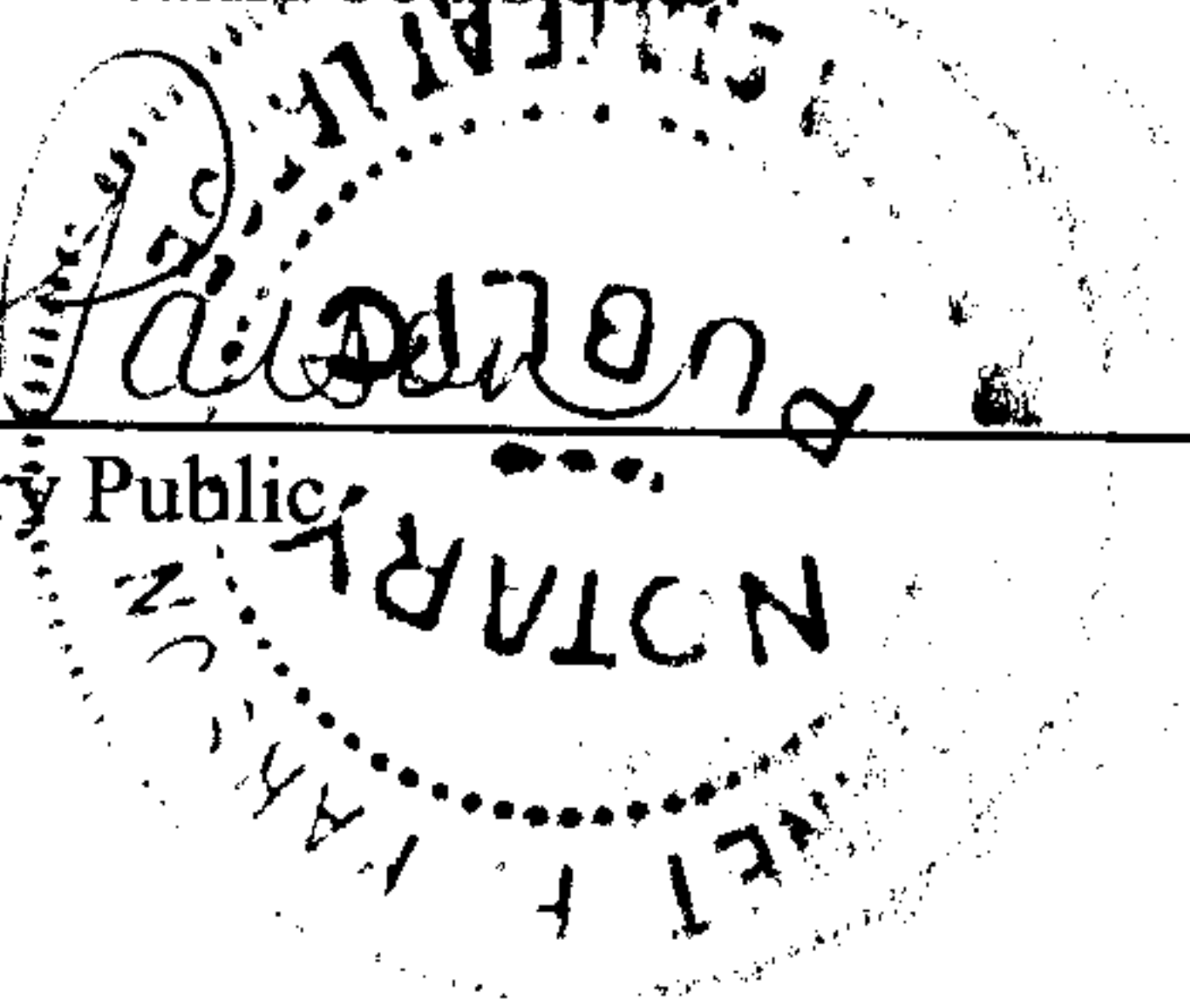

Michael T. Atchison, Notary Public
Janet F. Parson


EXHIBIT A

A portion of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14 and the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 24 North, Range 15 East, more particularly described as follows: Begin at the SW corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, Township 24 North, Range 15 East, and run Easterly along the Southern side of said quarter-quarter Section for 1058.61 feet to a point on the North side of the right of way, Shelby County Highway No. 400, run Southeasterly along said right of way for 32.74 feet to an iron pin, the point of beginning; then turn an angle of 106 degrees 47 minutes 5 seconds to the left and run Northeasterly 356.33 feet; then turn an angle of 73 degrees 12 minutes 55 seconds to the left and run Northwesterly 290.21 feet; then turn an angle of 106 degrees 47 minutes 5 seconds left and run Southwesterly 356.33 feet; then turn an angle of 73 degrees 12 minutes 55 seconds to the left and run Southeasterly along North right of way, Shelby County Highway No. 400, 290.21 feet back to the point of beginning.



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