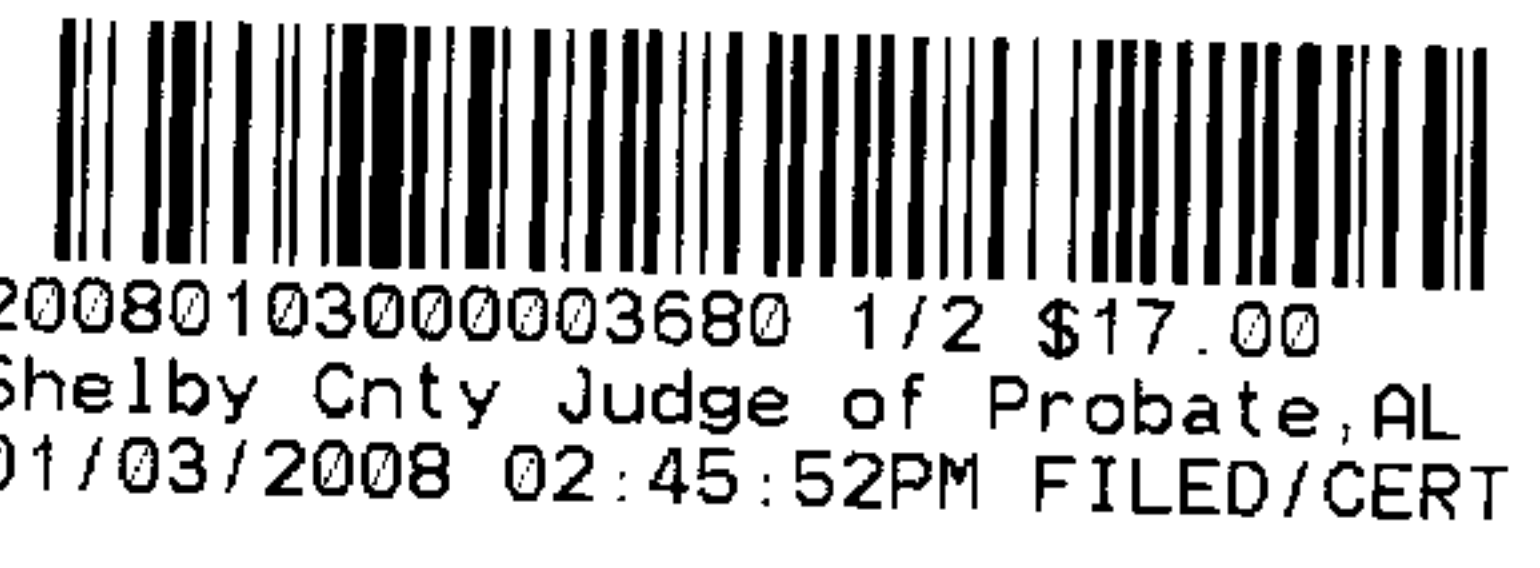


1100805

This instrument was prepared by  
  
ESCO & BENSON, LLC  
547 SOUTH LAWRENCE STREET  
MONTGOMERY, AL 36104

SEND TAX NOTICE TO:  
  
Melissa Jill Donahoo  
42160 Highway 25  
Vincent, Alabama 35178



STATE OF ALABAMA  
COUNTY OF SHELBY

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of NINETY ONE THOUSAND NINE HUNDRED AND NO/100'S (\$91,900.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, We , DANIEL LEDLOW AND NAOMI LEDLOW, husband and wife (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, MELISSA JILL DONAHOO (herein referred to as GRANTEES, whether one or more), the following described real estate, situated in SHELBY County, Alabama to-wit:

**"SEE ATTACHED EXHIBIT"**

\$89,140.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-ways, if any, heretofore imposed of record affecting Grantor's title to said property, and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

For advalorem tax purposes the property address is 42160 HIGHWAY 25, VINCENT, ALABAMA 35178 SHELBY County, Alabama

**The preparer of this instrument has served as a scrivener only and has not examined title to the property for purposes of Grantors's representations made herein or rendered any opinion with respect thereto.**

And I do, for myself and for my heirs, executors and administrators, covenant with said GRANTEES, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

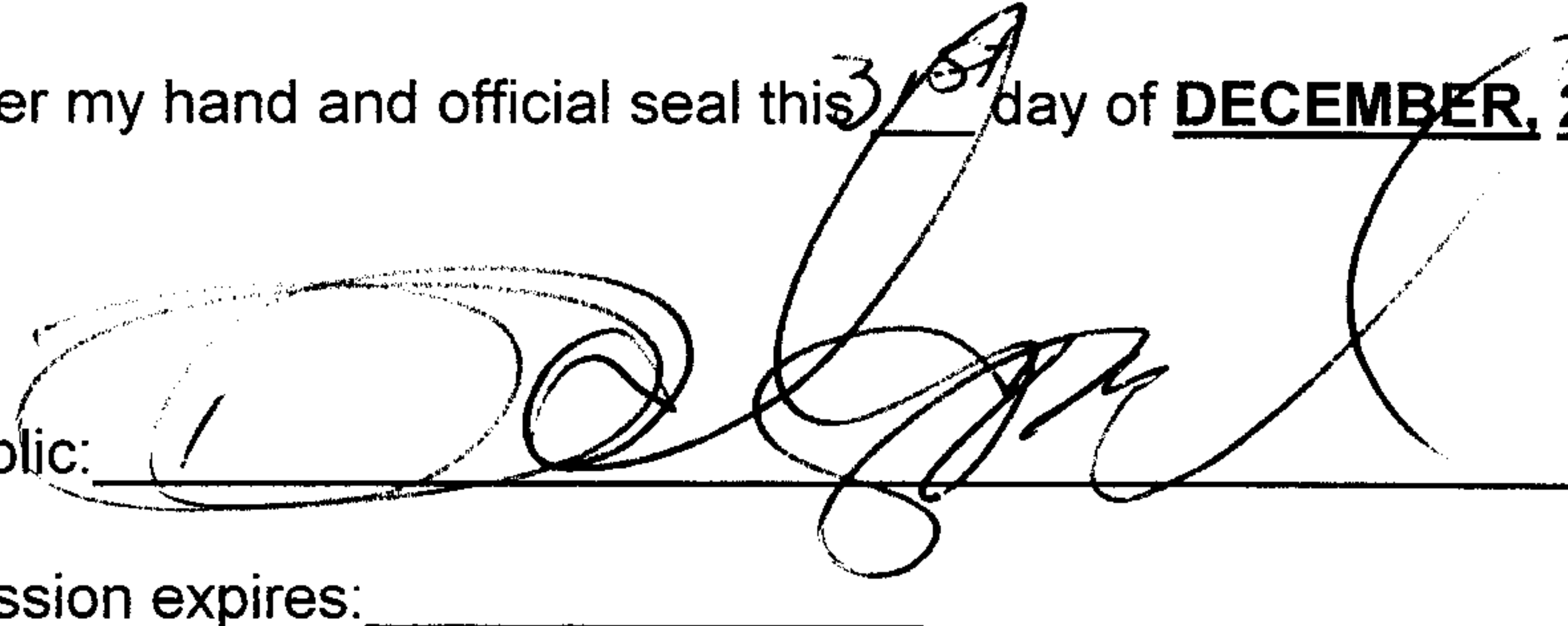
IN WITNESS WHEREOF, We, DANIEL LEDLOW AND NAOMI LEDLOW, have hereunto set my (our) hand(s) and seal(s) this 31<sup>st</sup> day of DECEMBER, 2007.

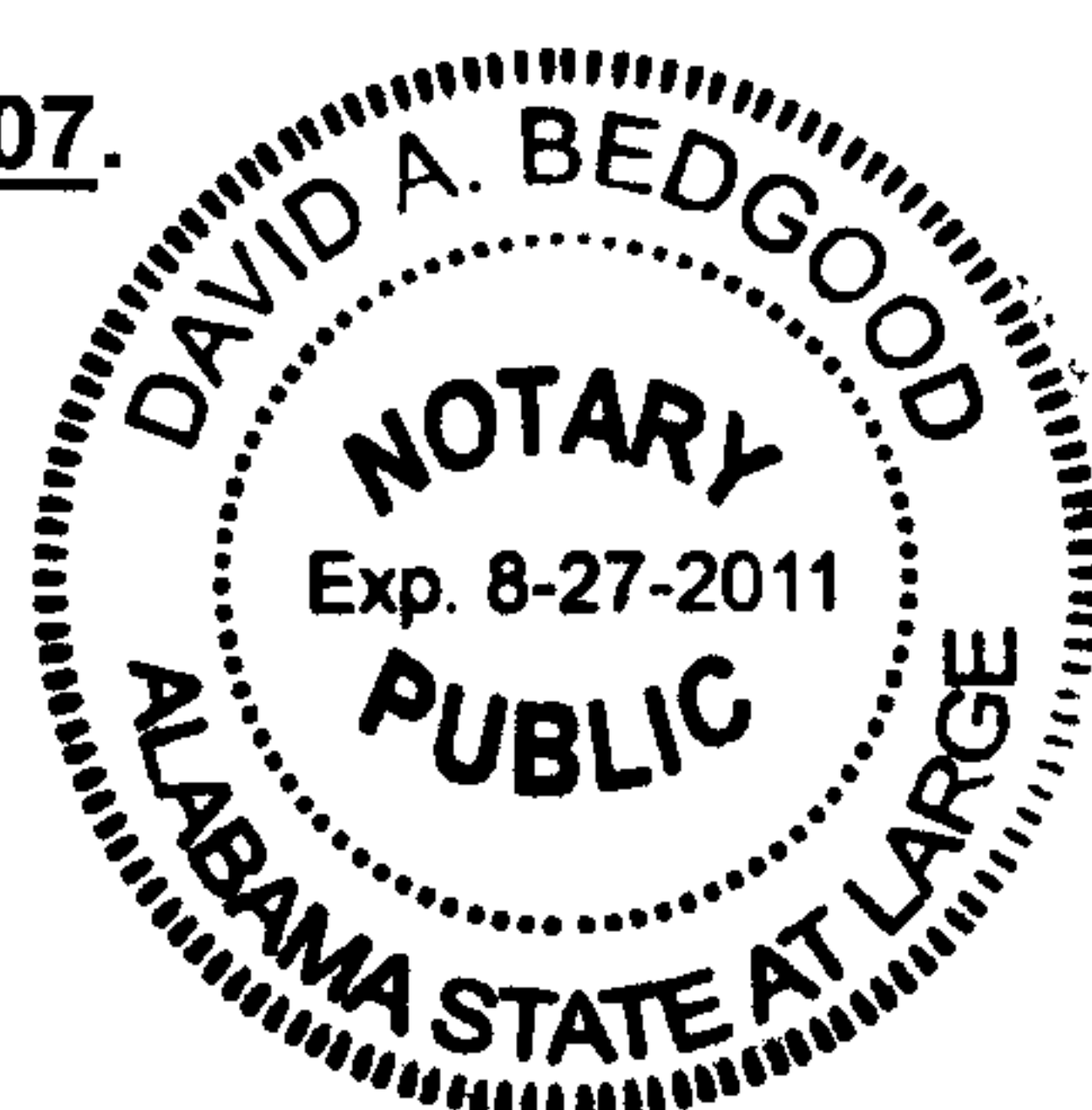
*Naomi Ledlow* (SEAL)  
*Daniel Ledlow*

STATE OF ALABAMA  
JEFFERSON COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that DANIEL LEDLOW AND NAOMI LEDLOW 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 31<sup>st</sup> day of DECEMBER, 2007.

Notary Public: 



My commission expires: \_\_\_\_\_



20080103000003680 2/2 \$17.00  
Shelby Cnty Judge of Probate, AL  
01/03/2008 02:45:52PM FILED/CERT

**EXHIBIT "A"**

**A parcel of land in the NE 1/4 of the SE 1/4 of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama, more particularly described as follows:**

**Commence at a corner in place accepted as the Northeast corner of the NE 1/4 of the SE 1/4 of section 15, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed North 87 degrees 32 minutes 16 seconds West along the North boundary of said 1/4-1/4 section for a distance of 851.60 feet, more or less, to a point on the Easterly right of way line of U.S. Highway #231; thence proceed South 23 degrees 12 minutes 47 seconds West along the Easterly boundary of said highway for a distance of 263.36 feet, more or less, to the point of beginning, said point being the intersection of the Easterly boundary of said U.S. Highway #231 and the Northerly boundary of a paved county road; from this beginning point, proceed North 23 degrees 12 minutes 47 seconds East along the Easterly right of way line of said U.S. Highway #231 for a distance of 92.0 feet; thence proceed south 87 degrees 32 minutes 16 seconds East for a distance of 105.0 feet; thence proceed South 23 degrees 12 minutes 47 seconds West for a distance of 165.0 feet to a point on the Northerly boundary of a paved road; thence proceed North 46 degrees 45 minutes 21 seconds West along the Northerly boundary of said road for a distance of 104.51 feet to its point of intersection with the Easterly right of way line of U.S. Highway #231 and the point of beginning; being situated in Shelby County, Alabama.**

*Maam Lydell*  
*David Lydell*