

FRS File No.: 524002

Customer File No.: 536227

WARRANTY DEED

THE STATE OF ALABAMA }
COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Fifteen Thousand and No/100-----(\$115,000.00) DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Steven L. Talmadge and Debbie Talmadge, husband and wife, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto

Earl H. Pate, IV
of

(herein referred to as GRANTEE), his heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

See Exhibit A Subject to current taxes, easements and restrictions of record.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 256 McGowan Road, Wilsonville, AL 35186, which is the address of the Grantees.

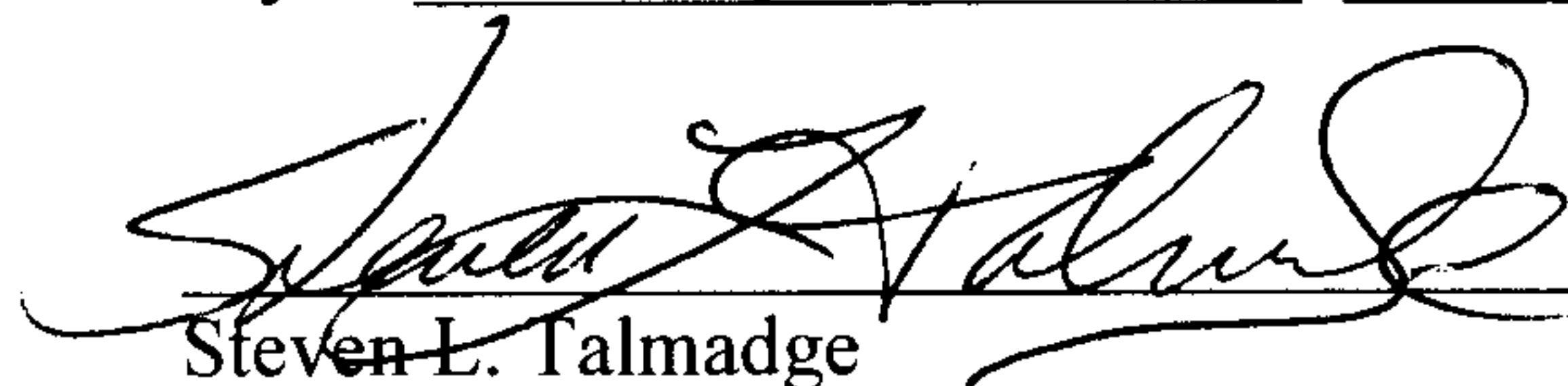
TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, his heirs and assigns, forever.

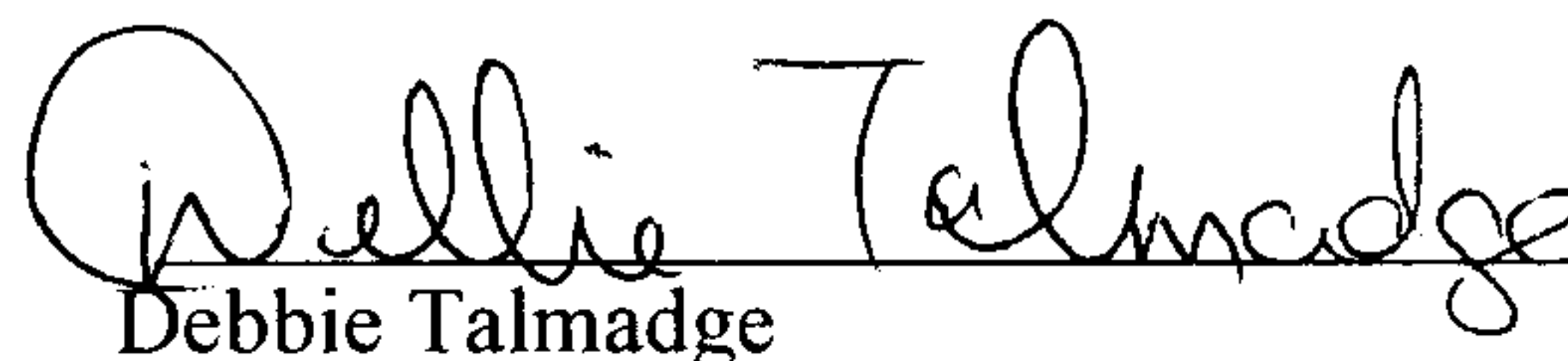
AND GRANTOR does covenant with the said GRANTEE, his heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, his heirs and assigns, and that GRANTOR will warrant and defend the

W. Hallmark

premises to the said GRANTEE, his heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 3rd day of April, 2007.


 (Seal)
Steven L. Talmadge

 (Seal)
Debbie Talmadge

THE STATE OF Alabama
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Steven L. Talmadge A MARRIED MAN (fill in marital status) 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 seal this the 3rd day of April, 2007.


 (Seal)
Notary Public

10/17/07
My Commission Expires

THE STATE OF Alabama
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Debbie Talmadge A MARRIED WOMAN (fill in marital status) 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 seal this the 3rd day of April, 2007.

 (Seal)
Notary Public

10/17/07
My Commission Expires

Shelby County, AL 01/09/2008
State of Alabama

Deed Tax: \$115.00

This document prepared by: Kimberly Burke, Title Specialist, 120 Longwater Drive, Norwell, MA 02061



20080109000012660 2/3 \$132.00
Shelby Cnty Judge of Probate, AL
01/09/2008 02:20:19PM FILED/CERT


Exhibit "A"

Attached Legal Description

A part of the SW 1/4 - NW 1/4 and the SE 1/4 - NW 1/4, Section 6, Township 21 South, Range 2 East, Shelby County, Alabama, more particularly described by metes and bounds as follows:

Commence at the Northwest corner of the SW 1/4 of the NW 1/4 of Section 6, Township 21 South, Range 2 East, Shelby County, Alabama, and turn an interior angle off of the West line of said SW 1/4 of the NW 1/4 $88^{\circ}47'53''$ left (interior) and run thence Easterly within the right of way of McGowen Road a distance of 1,210.44 feet to a steel pin corner and the point of beginning of the property being described; thence turn $3^{\circ}47'20''$ left and continue along the South margin of said McGowen Road 864.04 feet to a point; thence turn South $36^{\circ}59'$ right and continue along the chord of said margin of said road 315.16 feet to the P.C. of a curve to the left; thence turn $7^{\circ}13'15''$ left and continue along the chord of said curve a chord distance of 72.66 feet to a point; thence turn $91^{\circ}53'44''$ right from chord and run Southerly 38.09 feet to a point on the Northerly right of way line of the Southern Railroad right of way; thence turn $67^{\circ}43'40''$ right and run West-Southwesterly along said margin of said railroad right of way 1,118.96 feet to a point; thence turn $95^{\circ}55'54''$ right and run Northerly 182.98 feet to a point; thence turn $91^{\circ}08'09''$ left and run Westerly 44.77 feet to a point; thence turn $110^{\circ}03'43''$ right and run Northerly 154.60 feet to a point; thence turn $93^{\circ}31'11''$ left and run Westerly 125.00 feet to a point; thence turn $90^{\circ}00'00''$ right and run Northerly 170.11 feet to the point of beginning.

Less and except any portion of subject property lying within a road right of way or railroad right of way.


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