

STATE OF ALABAMA

)

)

GENERAL WARRANTY DEED

SHELBY COUNTY

)

KNOW ALL MEN BY THESE PRESENTS that in consideration of One Hundred Fifty Thousand and no/100 Dollars (\$150,000.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **JOY GALLUPS SNYDER**, a married woman and **AMY MARIE KENT**, an unmarried woman (herein individually and collectively referred to as "Grantor"), grant, bargain, sell and convey unto **JACK W. KIDD** (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama to wit:

See Exhibit A attached hereto and incorporated herein by reference.

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in anywise appertaining, and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said property. **ALSO, TOGETHER WITH** all house trailers and other personal property and fixtures currently located on said real property.

Subject to and except for:

1. Ad valorem taxes for the current tax year, a lien but not yet due and payable.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto not owned by the Grantor.

NOTE: This property does not constitute the homestead of either Grantor or her spouse. \$110,000.00 of above consideration represents the proceeds of a loan secured by a mortgage recorded simultaneously herewith.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his 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, his heirs and assigns forever against the lawful claims of all persons.

-Remainder of page intentionally left blank-

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seal, this
17 day of December, 2007.

Joy Gallups Snyder
Joy Gallups Snyder

STATE OF ALABAMA)
COUNTY OF JEFFERSON)


I, the undersigned, a Notary Public in and for said County and State, hereby certify that
Joy Gallups Snyder, whose name is signed to the foregoing instrument and who is known to
me, acknowledged before me on this day that, being informed of the contents of the instrument,
she voluntarily executed the same on the day the same bears date.

Given under my hand and seal this the 17 day of December, 2007.

Shelby County, AL 01/29/2008
State of Alabama

Deed Tax: \$40.00

Jennifer L. Luma
Notary Public
My Commission Expires: 10-2-08


20080129000037050 2/4 \$60.00
Shelby Cnty Judge of Probate, AL
01/29/2008 12:52:48PM FILED/CERT

Amy M. Kent
Amy Marie Kent

STATE OF SOUTH CAROLINA)
COUNTY OF Laurens)


I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Amy Marie Kent**, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she voluntarily executed the same on the day the same bears date.

Given under my hand and seal this the 14th day of December, 2007.

Spide L Sparks
Notary Public
My Commission Expires: Nov 28, 2011

THIS INSTRUMENT PREPARED BY:

James E. Vann, Esquire
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, AL 35205
(205) 930-5484


20080129000037050 3/4 \$60.00
Shelby Cnty Judge of Probate, AL
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SEND TAX NOTICE TO:


Jack W. Kidd
6600 Walt Drive
Birmingham, Alabama 35242

EXHIBIT A

LEGAL DESCRIPTION

Commence at the Northwest corner of Section 33, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed South 02° 45' 28" West along the West boundary of said section for a distance of 41.33 feet to a point on the Southerly right-of-way of Shelby County Highway 434 (Cotton Gin Road); thence continue South 02° 45' 28" West along the West boundary of said section for a distance of 762.38 feet; thence proceed South 87° 58' 29" East for a distance of 1037.23 feet to the point of beginning. From this beginning point continue South 87° 58' 29" East for a distance of 668.77 feet to a point on the bank of the Tanyard Branch West Fork; thence proceed North 20° 09' 38" West along the bank of said branch for a distance of 99.46 feet; thence proceed North 45° 52' 30" West along the bank of said branch for a distance of 42.01 feet; thence proceed North 60° 59' 48" West along the bank of said branch for a distance of 94.98 feet; thence proceed North 33° 45' 08" West along the bank of said branch for a distance of 105.69 feet; thence proceed North 54° 01' 13" West along the bank of said branch for a distance of 118.11 feet; thence proceed North 63° 19' 29" West along the bank of said branch for a distance of 118.34 feet; thence proceed North 29° 06' 33" West along the bank of said branch for a distance of 107.74 feet; thence proceed North 17° 48' 43" West along the bank of said branch for a distance of 73.14 feet; thence proceed North 59° 09' 47" West along the bank of said branch for a distance of 69.19 feet; thence proceed North 63° 37' 34" West along the bank of said branch for a distance of 90.97 feet; thence proceed North 71° 28' 43" West along the bank of said branch for a distance of 76.13 feet; thence proceed North 36° 27' 44" West along the bank of said branch for a distance of 93.94 feet; thence proceed North 21° 50' 42" West along the bank of said branch for a distance of 45.29 feet; thence proceed North 15° 32' 04" West along the bank of said branch for a distance of 13.76 feet to a point on the Southerly right-of-way of said highway; thence proceed South 89° 27' 16" West along the Southerly right-of-way of said highway for a distance of 276.73 feet; thence proceed North 88° 07' 06" West along the Southerly right-of-way of said highway for a distance of 173.88 feet; thence proceed South 36° 18' 41" East for a distance of 934.41 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Northwest one-fourth of Section 33, Township 19 South, Range 2 East, Shelby County, Alabama and contains 10.0 acres.


20080129000037050 4/4 \$60.00
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