

45,000 RB

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

Stan Downey  
Attorney At Law  
2301 Moody Parkway,  
Moody, AL 35004



20080213000060200 1/2 \$59.00  
Shelby Cnty Judge of Probate, AL  
02/13/2008 04:06:40PM FILED/CERT

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**This instrument was prepared without benefit of a Title Insurance Commitment or without request for other title examination. The legal description was furnished by the Grantors. Preparer makes no warranties regarding correctness of legal description.**

**WARRANTY DEED**  
**(WITHOUT SURVIVORSHIP)**

STATE OF ALABAMA)  
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars (\$10.00), and other valuable consideration, to the undersigned GRANTORS, in hand paid by the GRANTEE herein, the receipt and adequacy of which is hereby acknowledged, we,

Edmund P. Blackwell, Jr., and wife Kristine S. Blackwell, herein referred to as GRANTORS;

do grant, bargain, sell and convey unto

Kristine S. Blackwell, hereunto referred to as GRANTEE;

all our right, title, ownership and interest, in and to the following described property, situated in Shelby County, Alabama:

**For legal description, see attached Exhibit A.**

**This conveyance is made SUBJECT TO any existing mortgage, lien or encumbrance on public 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, we have hereunto set my hand and seal, this 13<sup>th</sup> day of February, 2008.

Edmund P. Blackwell

Kristine S. Blackwell

STATE OF Alabama  
Shelby COUNTY)

**GENERAL ACKNOWLEDGMENT**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Edmund P. Blackwell and Kristine S. Blackwell, 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 13<sup>th</sup> day of Feb, 2008.

NOTARY PUBLIC

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: June 5, 2011  
BONDED THRU NOTARY PUBLIC UNDERWRITERS



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D. 001

Commence at the northwest corner of the southeast quarter of the southeast quarter of Section 23, Township 20 south, Range 4 west, Shelby County, Alabama, and run thence S 00 deg. 11 min. 13 sec. E along the west line of said quarter-quarter a distance of 163.47' to a found rebar corner and the point of beginning of the property being described; thence run S 00 deg. 15 min 06 sec E along said east line of said quarter-quarter a distance of 468.74' to a found rebar corner; thence run N 89 deg. 23 min. 06 sec. E a distance of 519.51' to a found rebar corner; thence run N 00 deg. 38 min. 47 sec. W a distance of 123.55' to a found rebar corner; thence run S 89 deg. 10 min. 20 sec. W a distance of 244.74' to a found corner; thence run N 00 deg. 00 min. 49 sec. W a distance of 498.44' to a set rebar corner; thence run S 88 deg. 53 min. 48 sec. W a distance of 65.14' to a found corner; thence run S 00 deg. 11 min. 43 sec. E a distance of 210.25' to a found corner; thence run S 88 deg. 58 min. 14 sec. W a distance of 210.26' to the point of beginning, containing 4.30 acres, more or less.

Shelby County, AL 02/13/2008  
State of Alabama

Deed Tax: \$45.00

DEED  
Blackwell TO Blackwell  
EXHIBIT A