

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

Send Tax Notice To: Christopher W. Moore
1296 Glaze Ferry Road
Harpsville, AL 35078

WARRANTY DEED

20080303000084750 1/2 \$98.00
Shelby Cnty Judge of Probate, AL
03/03/2008 09:40:36AM FILED/CERT

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Eighty Four Thousand dollars and Zero cents (\$84,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Eric Hurt, a Single man (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Christopher W. Moore as to an undivided 90% interest and Jammie Shehan as to an undivided 10% interest (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.

\$0.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

\$0.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A SECOND 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 person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 29th day of February 2008.

(SEAL)

Eric Hurt
Eric Hurt

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

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General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Eric Hurt 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of February 2008.

Michael T. Atchison
Notary Public
My Commission Expires: 10/16/08

Shelby County, AL 03/03/2008
State of Alabama
Deed Tax: \$84.00

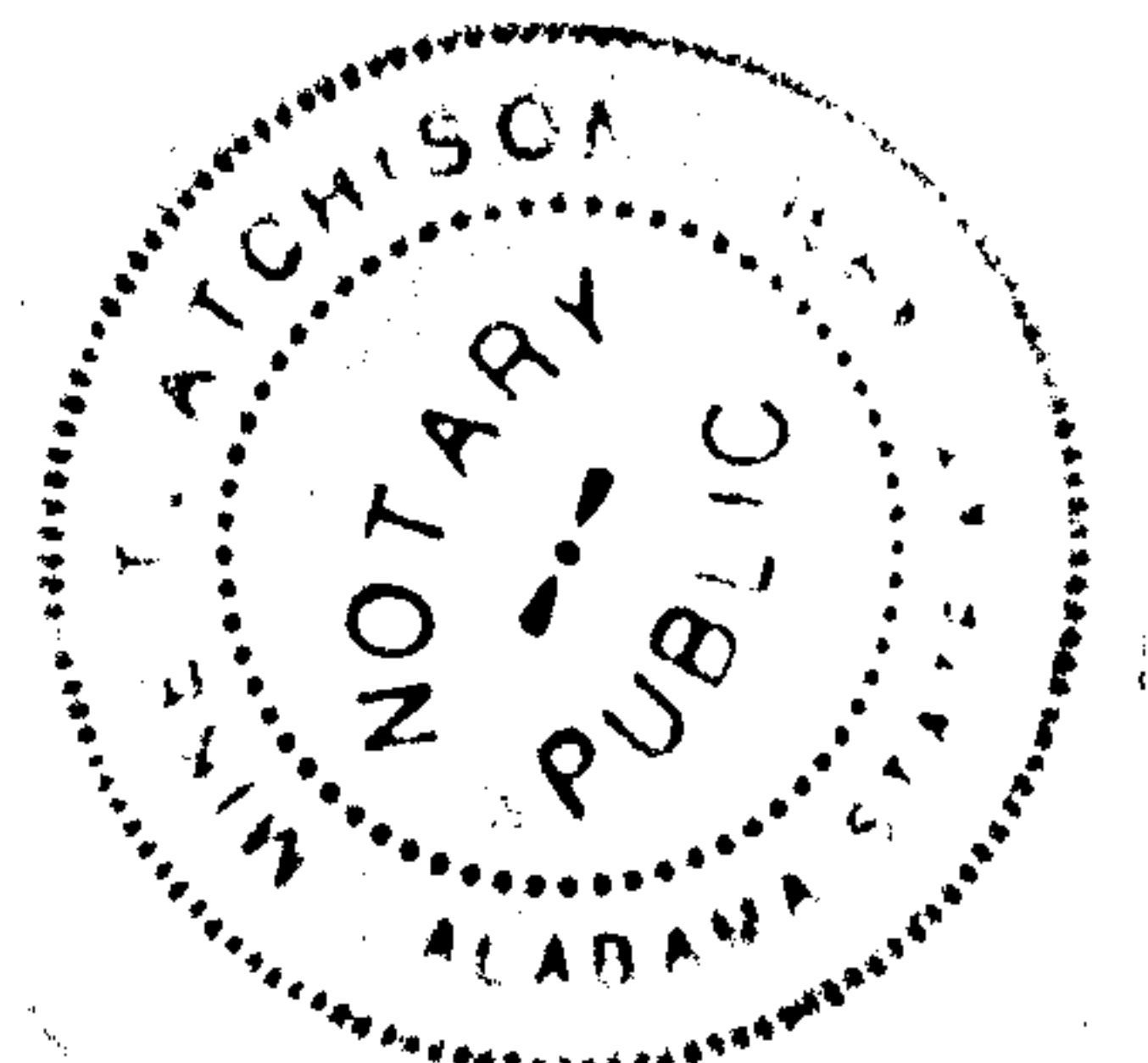



EXHIBIT A

Commence at a 1" rebar, known as the Northeast corner of the NE 1/4 of the SE 1/4 of Section 26, Township 19 South, Range 2 East, Shelby County, Alabama and proceed North 89 degrees 36 minutes 47 seconds West along the North boundary of the NE 1/4 of the SE 1/4 for 169.79 feet to a set B. Martin rebar on the centerline of an Alabama Power Transmission line, said point being the point of beginning; thence south 51 degrees 28 minutes 42 seconds West along centerline of transmission line for 327.67 feet to a set B. Martin rebar on the centerline intersection of transmission line and the centerline of a county paved road (ROW 60'); thence along the centerline of said road as follows: thence North 72 degrees 16 minutes 09 seconds West 30.57 feet; thence North 73 degrees 13 minutes 30 seconds West 118.02 feet; thence North 72 degrees 45 minutes 42 seconds West, 56.41 feet to a 1/2" B. Martin rebar; thence leaving said centerline proceed thence North 20 degrees 00 minutes 00 seconds East, 156.10 feet to a 1/2" B. Martin rebar on the North boundary of said 1/4-1/4; thence South 89 degrees 38 minutes 47 seconds East along the North boundary of said 1/4-1/4 for 398.97 feet, back to the POINT OF BEGINNING.

The above described parcel of land is located in the NE 1/4 of the SE 1/4 of Section 26, Township 19 South, Range 2 East, Shelby County, Alabama.

According to the survey of Billy R Martin, dated October 27, 2003.


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