20080310000096210 1/2 $16.50
Shelby Cnty Judge of Probate,AL
03/10/2008 09:34:46AM FILED/CERT

Prepared by:
MALCOLM S. McLEOD, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

Send Tax Notice to:
Jerry D. Gaut
81 Powerline Road
Calera, AL 35040

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS ($145,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **DAVID SNEED and EMILY GAYLE SNEED, husband and wife** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantee, **JERRY D. GAUT** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Jefferson, State of Alabama, to-wit:

See Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

$142,759.00 of the above-recited purchase price was paid with a purchase money mortgage being recorded simultaneously herewith.

Subject to rights-of-way, easements, restrictions, covenants, mineral/mining rights, reservations, agreements, and setback lines, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, his heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantee, and with his heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and except for any Restrictions, Exceptions, Easements, Agreements and/or Covenants pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantee, and his heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 28th day of February, 2008.

DAVID SNEED

EMILY GAYLE SNEED

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **DAVID SNEED and EMILY GAYLE SNEED**, 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 instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of February, 2008.

NOTARY PUBLIC
My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: APR 15, 2010
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Shelby County, AL 03/10/2008
State of Alabama

Deed Tax:$2.50

MALCOLM S. MCLEOD
Notary Public
STATE OF ALABAMA

20080310000096210 2/2 $16.50
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Exhibit A, Legal Description

Parcel One

The North one-half of the following described property: Commence at a point on the base line, which point is the Section corner between Sections 3 and 4, Township 24 North, Range 13 East, and run East along base line 1116 feet to an iron stake for a Point of Beginning; thence run North 342 feet to the center line of the Southern Bell Telephone Company; thence in an Easterly direction along the center line of said Telephone Company line 445 feet; more or less, to the East line of Farm Tract 443, according to Lloyd's Map or to the Norwood Property; thence South along the East line of said tract, 452 feet to the base line; thence West along said base line 326 feet to the Point of Beginning; being situated in Section 20, Township 22 South, Range 2 West, Shelby County, Alabama.

Parcel Two

A strip of land 50 feet in uniform width lying South of and adjacent to property conveyed to Alton Glass and wife, Christine Glass by deed recorded in Real Book 279 Page 335 in the Probate Records of Shelby County, Alabama, being otherwise described as follows:

Begin at the Southwest corner of property conveyed to Alton Glass and Christine Glass by deed recorded in Real Book 279 Page 335 in the Probate Records of Shelby County, Alabama, and run thence in an Easterly direction along the Southern boundary of said property previously conveyed to Alton Glass and Christine Glass, a distance of 363 feet, more or less, to a point which is the Southeast corner of the said property previously conveyed to Alton Glass and Christine Glass; thence run Southerly along the boundary of property owned by Samuel Glass and wife, Ramona F. Glass a distance of 50 feet to a point; thence turn to the right and run Westerly parallel with the Southern boundary of the property previously conveyed to Alton Glass and Christine Glass a distance of 363 feet, more or less to a point on the boundary of property formerly owned by Katie R. Glass; thence turn to the right and run in a Northerly direction 50 feet to the Point of Beginning.