



20080310000097770 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
03/10/2008 03:18:17PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of one thousand and no/100 dollars, (\$1000.00),

to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is acknowledged,
Tamra L. Edgar, a single woman and Amber Edgar, a married woman
(herein referred to as grantor), does hereby grant, bargain, sell and convey unto

Tamra L. Edgar
(herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to wit:

Please See Legal Description Attached Hereto as Exhibit A

Subject to easements, current taxes, restriction and covenants, set-back lines and right of ways, if any, of record.

Property is not the homestead of the Grantor Amber Edgar or her spouse.

TO HAVE AND TO HOLD to 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 GRANTEE, his/her heirs and assigns, that I/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 GRANTEE, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hands and seals this the 28 day of February, 2008.

Tamra L. Edgar

Tamra L. Edgar
Amber Edgar

Amber Edgar

STATE OF Alabama)
COUNTY OF Shelby)

General Acknowledgment

I, Cathy Johnson, a Notary Public in and for said County, in said State, hereby certify that Tamra L. Edgar whose name(s) is signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of March, 2008.

Cathy Johnson

Notary Public

My Commission Expires: 25 July 2011

STATE OF Alabama)
COUNTY OF Jefferson)

General Acknowledgment

I, Jennifer Nichole Pilgrue, a Notary Public in and for said County, in said State, hereby certify that Amber Edgar whose name(s) is signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of February, 2008.

Jennifer Nichole Pilgrue

Notary Public

My Commission Expires: 4/01/09



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Exhibit A

A parcel of land situated in SE 1/4 of the SE 1/4 of Section 7, and the NE 1/4 of the NE 1/4 of Section 18, All in Township 21 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast corner of Section 7, Township 21 South, Range 2 West, and run thence Westerly along the South line of said Section 7 a distance of 844.46 feet to the Point of Beginning of the property being described; thence turn 92 degrees 47 minutes 25 seconds left and run Southerly a distance of 233.84 feet to a steel pin corner; thence turn 92 degrees 49 minutes 17 seconds right and run Westerly a distance of 264.56 feet to a steel pin corner; thence turn 87 degrees 05 minutes 31 seconds right and run Northerly a distance of 674.04 feet to a steel railroad spike in the centerline of Shelby County Road No. 340; thence turn 98 degrees 46 minutes 48 seconds right and run Easterly along the centerline of said road a distance of 174.41 feet to a steel railroad spike in the same said centerline of same said road; thence turn 00 degrees 12 minutes 01 seconds right and continue along said centerline of said road a distance of 93.98 feet to a steel railroad spike in the said centerline of said road; thence turn 81 degrees 06 minutes 23 seconds right and run Southerly a distance of 412.33 feet to the Point of Beginning.

LESS AND EXCEPT the following described parcel of land called herein Exhibit "A":

Exhibit "A"

Commence at the Southeast corner of Section 7, Township 21 South, Range 2 West and run thence Westerly along the South line of said Section 7 a distance of 950.25 feet to a point; thence turn 68 degrees 26 minutes 54 seconds right and run Northwesterly 118.90 feet to a steel pin corner and the Point of Beginning of the property being described; thence continue along last described course 72.40 feet to a steel pin corner; thence turn 90 degrees 00 minutes 00 seconds left and run 16.30 feet to a steel pin corner; thence turn 90 degrees 00 minutes 00 seconds left and run 72.40 feet to a steel pin corner; thence turn 90 degrees 00 minutes 00 seconds left and run 16.30 feet to the Point of Beginning.

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

Deed Tax:\$1.00