

This instrument was prepared by

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Send Tax Notice to:

(Name) The Sanctuary Trust for Shelby County

(Address) 584 Meadow Lake Farms

Calera, AL 35040

Warranty Deed

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **FIFTY THOUSAND AND 00/100 (\$50,000.00) DOLLARS** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **MICHAEL S. ALLEN, a married man**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **WERNER H.**

BEIERSDOERFER and MICHAEL KENNETH FLOWERS, AS TRUSTEES FOR THE SANCTUARY TRUST FOR SHELBY COUNTY (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lots 17, 22 and 25, according to the Survey of Canterbury Estates, First Addition, as recorded in Map Book 16, Page 67, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- **Taxes for 2008 and subsequent years.**
- **Transmission line permits to Alabama Power Company as recorded in Deed Book 141, Page 325; Deed Book 165, Page 539; Deed Book 179, Page 86 and Deed Book 232, Page 370.**
- **Restrictions, covenants and conditions as recorded in Inst. No. 1993-7632.**
- **Title to minerals underlying caption lands with mining rights and privileges belonging thereto.**
- **Building set back lines and easements as shown on recorded map.**

THE PROPERTY HEREIN CONVEYED DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

TO HAVE AND TO 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 grantee, his, her or 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 stated 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 or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 14th day of August, 2008.


MICHAEL S. ALLEN

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **MICHAEL S. ALLEN**, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of August, 2008.


Notary Public
My commission expires: 9/6/2010

Shelby County, AL 08/19/2008
State of Alabama

Deed Tax: \$50.00