

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

Send Tax Notice To: Jason Harris  
52 Windsong Lane  
Columbiana, AL 35051

## WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Seventy Five Thousand dollars and Zero cents (\$75,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Donna Daffron, a Single woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Jason Harris (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.

\$60,000.00 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.

THIS PROPERTY CONSTITUTES ✓ PART        NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER/THEIR SPOUSE(S).

DONNA DAFFRON AND DONNA D. BENSON ARE ONE AND THE SAME PERSON.

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 26<sup>th</sup> day of September 2008.

\_\_\_\_\_  
(SEAL)

Donna Daffron  
Donna Daffron (SEAL)

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

STATE OF ALABAMA


}

General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Donna Daffron 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.

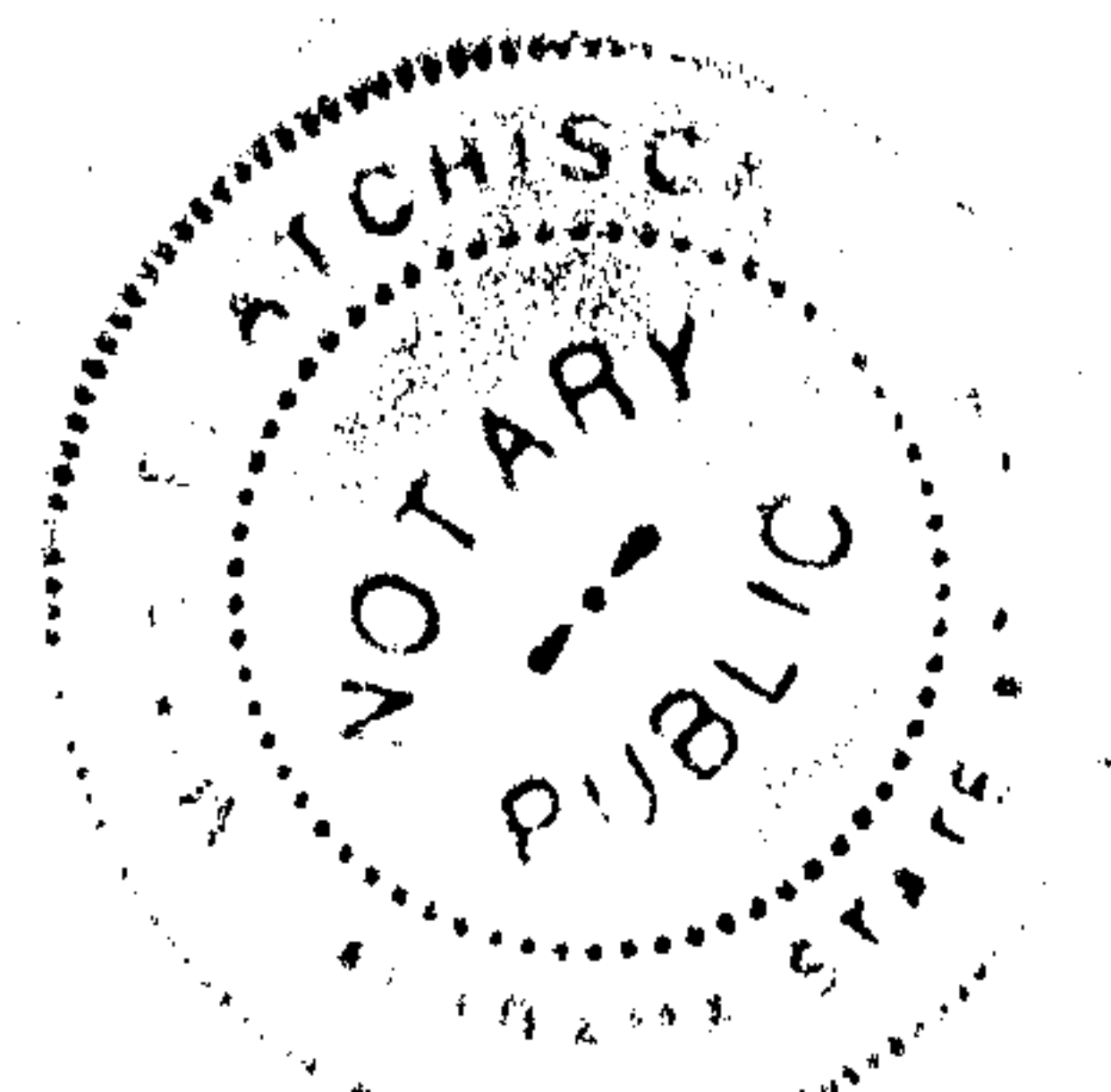
Given under my hand and official seal this 26<sup>th</sup> day of September 2008.

  
20081001000387080 1/2 \$29.00  
Shelby Cnty Judge of Probate, AL  
10/01/2008 10:38:47AM FILED/CERT

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

Shelby County, AL 10/01/2008  
State of Alabama

Deed Tax: \$15.00





## EXHIBIT A

20081001000387080 2/2 \$29.00  
Shelby Cnty Judge of Probate, AL  
10/01/2008 10:38:47AM FILED/CERT

### PARCEL I:

A parcel of land located in the North 1/2 of the Northeast 1/4 of Section 34, Township 21 South, Range 1 West, described as follows:  
Commence at the Northeast corner of said Section 34 and run South along the East line of said Section 874.91 feet to a point on the Northerly right of way of State Highway #25, said point being on a curve to the right, having a central angle of 29 degrees 33 minutes 19 seconds and a radius of 2332.92 feet; thence right 68 degrees 07 minutes 29 seconds to tangent of said curve and run Westerly along curve 1203.41 feet; thence run tangent to curve in a Westerly direction 216.59 feet; thence left 100 degrees 20 minutes 09 seconds and run Southerly leaving said right of way 210.00 feet to the point of beginning; thence continue Southerly along last course 210.00 feet; thence right 90 degrees and run Westerly 105.00 feet; thence right 90 degrees and run Northerly 210.00 feet; thence right 90 degrees and run Easterly 105.00 feet to the point of beginning.

### PARCEL II:

A parcel of land located in the North 1/2 of the Northeast 1/4 of Section 34, Township 21 South, Range 1 West, described as follows:  
Commence at the Northwest corner of said Section 34 and run South along the East line of said Section 874.91 feet to a point on the Northerly right of way of State Highway #25, said point being on a curve to the right having a central angle of 29 degrees 33 minutes 19 seconds and a radius of 2332.92 feet; thence right 68 degrees 07 minutes 29 seconds to tangent of said curve and run Westerly along curve 1203.41 feet; thence run tangent to curve in a Westerly direction 216.59 feet; thence left 100 degrees 20 minutes 09 seconds and run Southerly leaving said right of way 420.00 feet; thence right 90 degrees and run Westerly 105.00 feet to the point of beginning; thence continue along last course 50.00 feet; thence right 90 degrees and run Northerly 210.00 feet; thence right 90 degrees and run Easterly 50.00 feet; thence right 90 degrees and run Southerly 210.00 feet to the point of beginning.

### PARCEL III:

An easement for ingress, egress, and utilities over and across the existing driveway situated on the following described property, to-wit:  
A parcel of land located in the North 1/2 of the Northeast 1/4 of Section 34, Township 21 South, Range 1 West, described as follows: Commence at the Northeast corner of said Section 34, and run South along the East line of said Section 874.91 feet to a point on the Northerly right of way of State Highway #25, said point being on a curve to the right, having a central angle of 29 degrees 33 minutes 19 seconds and a radius of 2332.92 feet; thence right 68 degrees 07 minutes 29 seconds to the tangent of said curve and run Westerly along curve 1203.41 feet; thence run tangent to curve in a Westerly direction 216.59 feet; thence left 100 degrees 20 minutes 09 seconds and run Southerly leaving said right of way 420.00 feet to the point of beginning; thence continue along last course 31.47 feet; thence right 89 degrees 50 minutes 39 seconds and run Westerly 420.00 feet; thence right 90 degrees 09 minutes 31 seconds and run Northerly 242.61 feet; thence right 90 degrees and run Easterly 265.00 feet; thence right 90 degrees and run Southerly 210.00 feet; thence left 90 degrees and run Easterly 155.00 feet to the point of beginning.

### EASEMENT:

An easement for ingress, egress, and utilities located in the Northwest 1/4 of the Northeast 1/4 of Section 34, Township 21 South, Range 1 West, described as follows:  
Commence at the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of said Section 34 and run West along the South line of said 1/4-1/4 Section 1307.51 feet to the Southwest corner of said 1/4-1/4; thence right 11 degrees 11 minutes 53 seconds a distance of 498.09 feet, more or less, to the East boundary of parcel ID #58-21-8-34-1-001-034, and the point of beginning of the centerline of a 25-foot easement; thence left 15 degrees 35 minutes 31 seconds to tangent of a curve to the right having a central angle of 73 degrees 21 minutes 51 seconds and a radius of 92.32 feet and run along said curve and centerline of easement 118.21 feet; thence run tangent from curve along centerline of easement 141.16 feet; thence left 8 degrees 02 minutes 15 seconds and run along centerline of easement 55 feet, more or less, to the Southeasterly right of way of State Highway #25.

According to survey of Rodney Y. Shiflett, RLS #21784, dated April 23, 2001.

### PARCEL IV:

A parcel of land located in the North 1/2 of the Northeast 1/4 of Section 34, Township 21 South, Range 1 West, described as follows: Commence at the Northeast corner of said Section 34 and run South along the East line of said section 874.91 feet to a point on the southerly right of way of State Highway #25, said point being on a curve to the right, having a central angle of 29 degrees 33 minutes 19 seconds and a radius of 2332.92 feet; thence right 68 degrees 07 minutes 29 seconds to the tangent of said curve and run westerly along curve 1203.41 feet; thence run tangent to curve in a westerly direction 216.59 feet; thence left 100 degrees 20 minutes 09 seconds and run southerly leaving said right of way 420.00 feet to the point of beginning thence continue along last course 31.47 feet; thence right 89 degrees 50 minutes 39 seconds and run westerly 420.00 feet; thence right 90 degrees 09 minutes 31 seconds and run northerly 242.61 feet; thence right 90 degrees and run easterly 265.00 feet; thence right 90 degrees and run southerly 210.00 feet; thence left 90 degrees and run easterly 155.00 feet to the point of beginning.  
LESS AND EXCEPT THE South 31.47 feet.