


This instrument prepared by:
Patrick F. Smith
Law Office of Patrick F. Smith, L.L.C.
2700 Highway 280 East, Suite 315 W
Birmingham, AL 35223

SEND TAX NOTICE TO:
Charlie Gardner

3570 Highway 93
Helena, Alabama 35080


20081002000389100 1/1 \$12.50
Shelby Cnty Judge of Probate, AL
10/02/2008 12:17:19PM FILED/CERT

GENERAL WARRANTY DEED

STATE OF ALABAMA)

Shelby COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Ninety Five Thousand Two Hundred dollars and Zero cents (\$95,200.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, **Charles Doug Waller and wife, Sandra W. Waller**, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Charlie Gardner** (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

A parcel of land situated in the SE ¼ of the NE ¼ of Section 13, Township 20 South, Range 4 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NE corner of the SE ¼ of the NE ¼, Section 13, Township 20 South, Range 4 West; thence S 00° 07' 37" E along East line of said ¼ - ¼ Section a distance of 297.0 feet; thence S 88° 54' 24" W, a distance of 114.83 feet to the POINT OF BEGINNING; thence continue westerly along last described course, a distance of 181.78 feet; thence N 00° 00' 07" E, a distance of 56.42 feet to a point on the Southeasterly right-of-way line of County Highway #93; thence N 45° 14' 41" E, along said right of way a distance of 127.08 feet; thence S 40° 07' 17" E, and leaving said right-of-way, a distance of 131.92 feet; thence S 08° 52' 49" E, a distance of 42.05 feet to the POINT OF BEGINNING.


Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$93,960.00 of the consideration recited herein is from the proceeds of a purchase money mortgage .

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

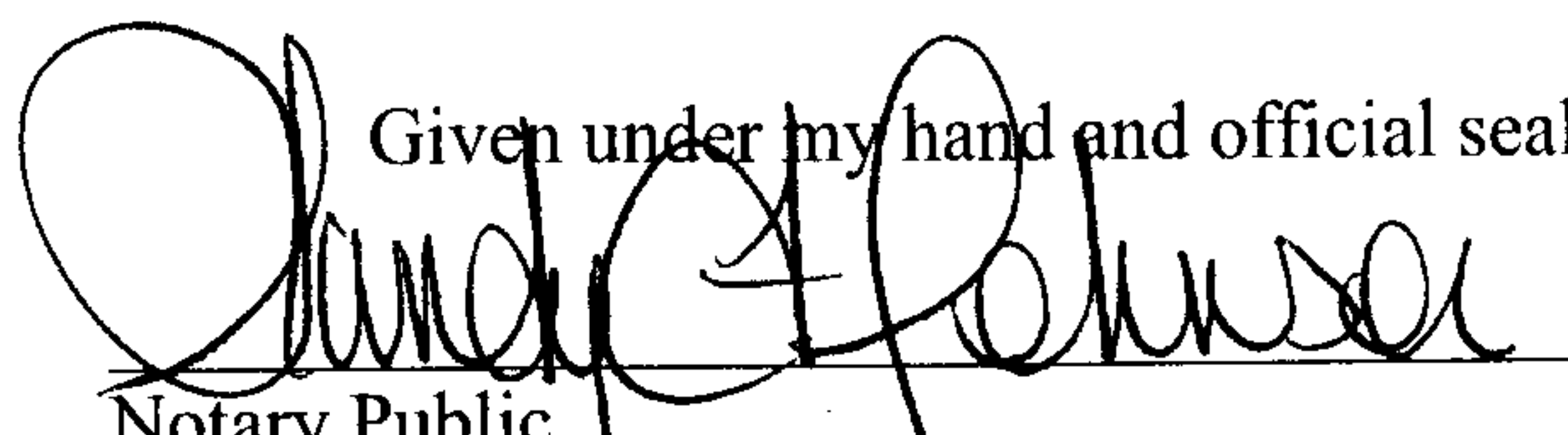
IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on **29th day of September, 2008**


Charles Doug Waller


Sandra W. Waller

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Charles Doug Waller and Sandra W. Waller** whose name(s) is(are) 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 executed the same voluntarily on the day the same bears date.


Notary Public
Commission Expires:
FILE NO: 282749

Shelby County, AL 10/02/2008
State of Alabama

Deed Tax: \$1.50

