


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

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)


20081030000422790 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
10/30/2008 03:12:18PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **One Thousand and 00/100 Dollars (\$1000.00)** in hand paid and other good and valuable consideration including the simultaneous transfer of other real property to **Francis David Kirkwood, a married man; and James M. Kirkwood and Ann K. Kirkwood, husband and wife; and Kathryn Kirkwood Martin and James Kyle Martin, husband and wife,** (hereinafter referred to as "GRANTOR") by **William Kirkwood,** (hereinafter referred to as "GRANTEE") the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said GRANTEE the following described real estate in **Shelby County, Alabama,** to wit:

SEE ATTACHED EXHIBIT "A"

Property commonly known as proposed Kirkwood Subdivision Lot 2. Property is NOT the homestead of Francis David Kirkwood or his wife.

This instrument prepared without the benefit of a title examination.

Subject to all recorded and unrecorded easements, covenants, restrictions, rights of way, overlaps and encroachments, if any, affecting the property, ad valorem taxes for the year **2008** which are a lien but which are not yet due and payable, and ad valorem taxes for future years.

TO HAVE AND TO HOLD, to the said **GRANTEE,** his heirs and assigns forever.

GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the **GRANTOR** has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the **GRANTOR.**

IN WITNESS WHEREOF the **GRANTOR** has caused this instrument to be executed by its duly authorized representative this 10th day of September, 2008.

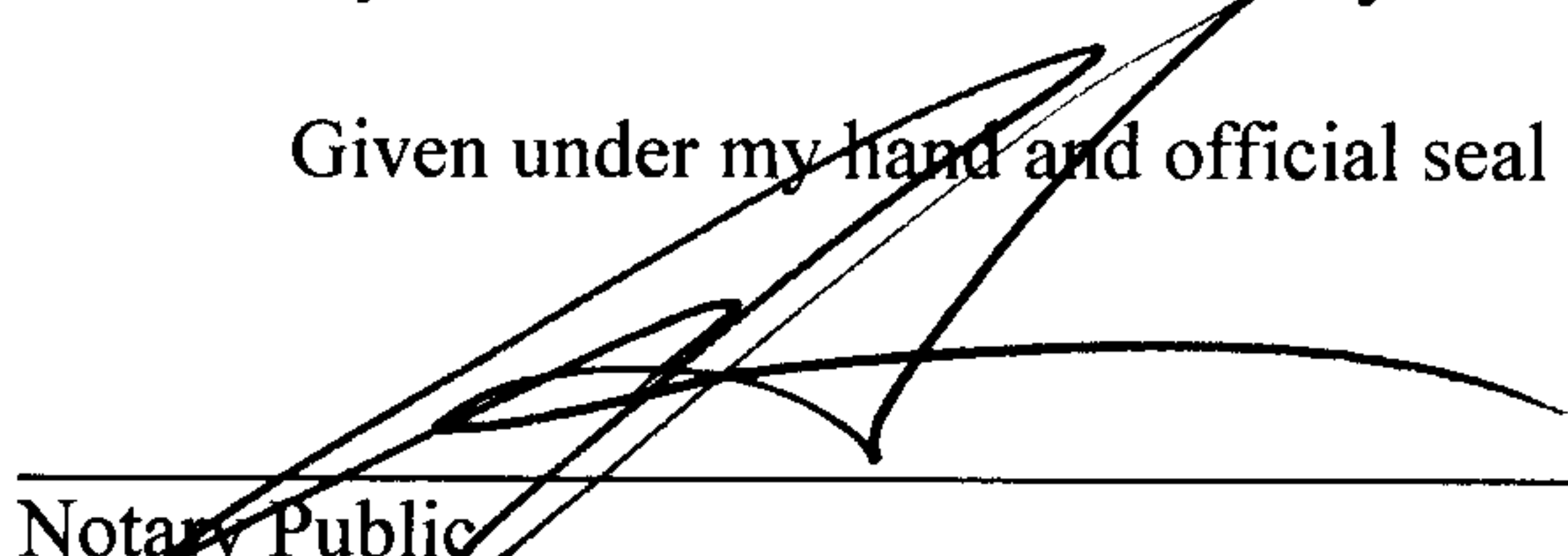


Francis David Kirkwood

STATE OF ALABAMA §
 §
COUNTY OF JEFFERSON §

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Francis David Kirkwood** whose name(s) is/are 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 foregoing, he/she/they executed the same voluntarily on the day the same bears date.

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



Notary Public
Commission expires:



[ADDITIONAL SIGNATURES ON FOLLOWING PAGES]

James M. Kirkwood
James M. Kirkwood

Ann K. Kirkwood
Ann K. Kirkwood

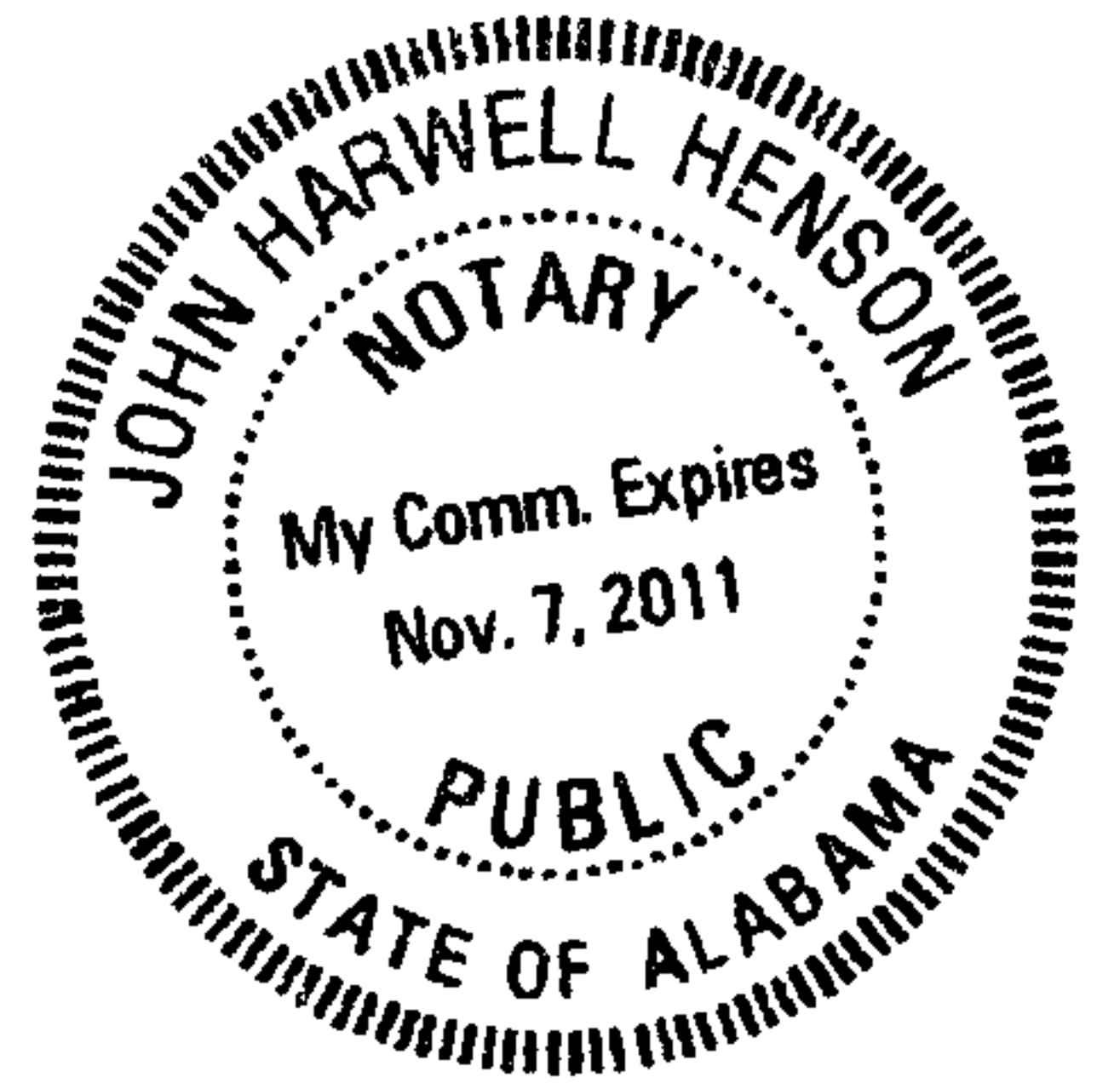
20081030000422790 2/3 \$21.00
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STATE OF ALABAMA §
COUNTY OF JEFFERSON §

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **James M. Kirkwood and Ann K. Kirkwood** whose name(s) is/are 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 foregoing, he/she/they executed the same voluntarily on the day the same bears date.

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

[Signature]
Notary Public
Commission expires:



Kathryn Kirkwood Martin
Kathryn Kirkwood Martin

James Kyle Martin
James Kyle Martin

STATE OF ALABAMA §
COUNTY OF JEFFERSON §

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Kathryn Kirkwood Martin and James Kyle Martin** whose name(s) is/are 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 foregoing, he/she/they executed the same voluntarily on the day the same bears date.

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

[Signature]
Notary Public
Commission expires:

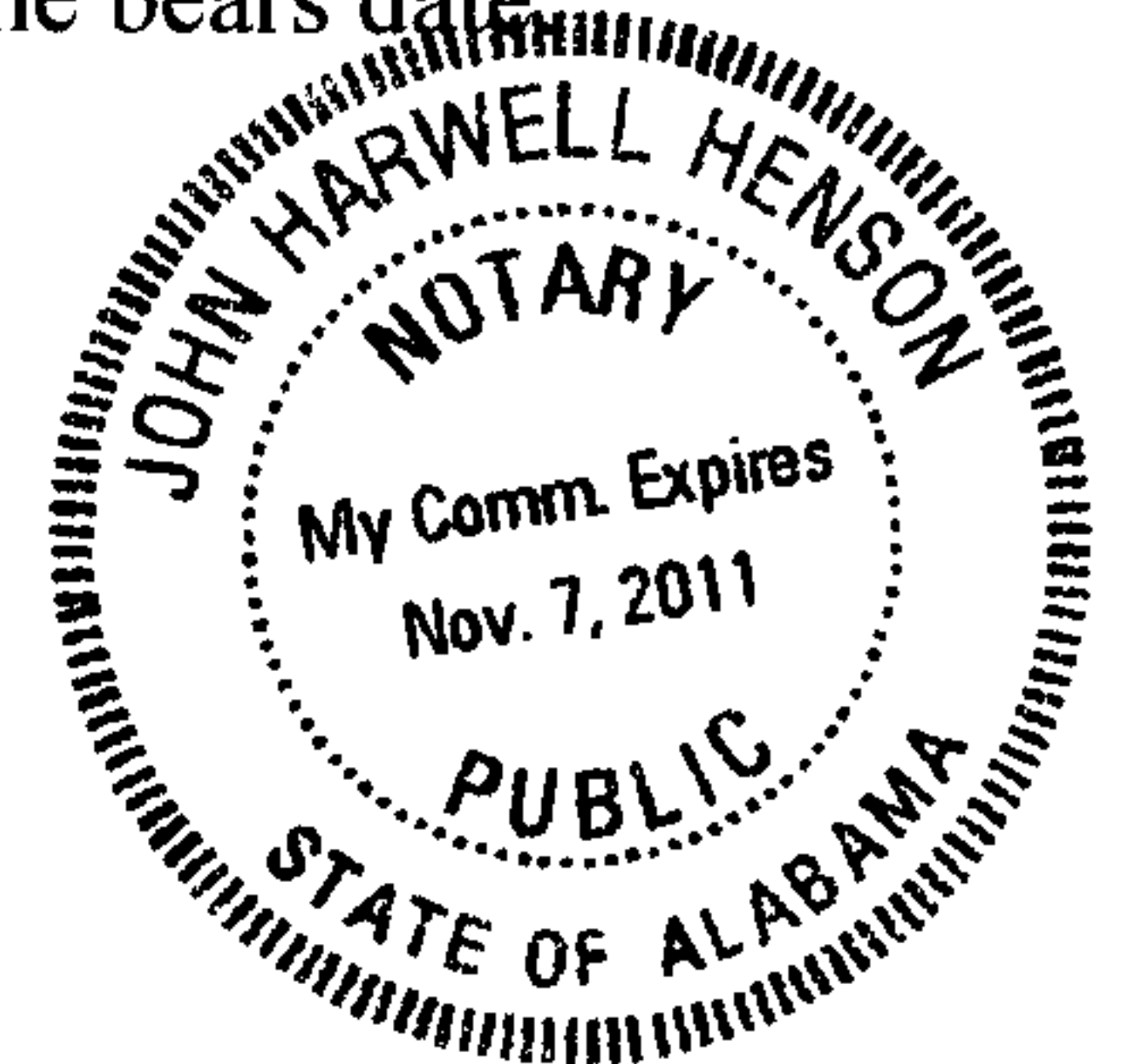


EXHIBIT "A"

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Lot 2 of Kirkwood Family Subdivision #1 (a proposed subdivision) situated in Sections 12 and 13, Township 19 South, Range 2 West, and Section 7 Township 19 South, Range 1 West Shelby County, Alabama, being more particularly described as follows:

Begin at an iron pin found locally accepted to be the Northwest corner of the Northeast quarter of the Northeast quarter of said Section 13; thence run South 88 degrees, 03 minutes, 37 seconds East along the North line of said quarter-quarter section for a distance of 408.95 feet to a one half inch rebar found; thence run South 00 degrees, 08 minutes, 04 seconds East for a distance of 169.97 feet to a one half inch rebar found; thence run South 87 degrees, 57 minutes, 51 seconds East for a distance of 602.28 feet to a one half inch rebar found; thence run North 33 degrees, 06 minutes, 41 seconds East for a distance of 198.32 feet to a one half inch rebar found; thence run North 39 degrees, 20 minutes, 02 seconds East for a distance of 313.71 feet to a one half inch rebar found; thence run North 00 degrees, 05 minutes, 08 seconds East for a distance of 62.88 feet to a one half inch rebar found; thence run North 87 degrees, 53 minutes, 14 seconds East for a distance of 1,334.56 feet to an iron pin set; thence run South 00 degrees, 02 minutes, 26 seconds East for a distance of 313.19 feet to an iron pin found; thence run South 87 degrees, 54 minutes, 46 seconds West for a distance of 1,333.96 feet to a 3 inch capped iron found locally accepted to be the Northeast corner of the Northeast quarter of the Northeast quarter of said Section 13; thence run South 00 degrees, 35 minutes, 46 seconds East along the East line of said quarter-quarter section for a distance of 669.68 feet to an iron pin set; thence run North 87 degrees, 57 minutes, 55 seconds West for a distance of 324.31 feet to an iron pin set; thence run North 45 degrees, 54 minutes, 10 seconds West for a distance of 700.19 feet to an iron pin set; thence run North 87 degrees, 57 minutes, 51 seconds West for a distance of 120.00 feet to an iron pin set; thence run North 00 degrees, 08 minutes, 04 seconds West for a distance of 169.92 feet to an iron pin set; thence run North 88 degrees, 03 minutes, 37 seconds West for a distance of 378.75 feet to an iron pin set on the West line of said quarter-quarter section; thence run North 00 degrees, 29 minutes, 03 seconds West along said West line for a distance of 30.03 feet to the point of beginning; said Lot 2 containing, 18.34 acres, more or less.

Shelby County, AL 10/30/2008
State of Alabama
Deed Tax: \$1.00