

Purchase Price \$180,000.⁰⁰

20081126000451040 1/3 \$56.50
Shelby Cnty Judge of Probate, AL
11/26/2008 11:24:28AM FILED/CERT

STATE OF ALABAMA)
) GENERAL WARRANTY DEED
COUNTY OF SHELBY)

208100214

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **DEBRA REEVES-LANPHEAR, f/k/a DEBRA REEVES, a married woman**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **LEE JAMES** ^{is a married man,} **CLAYTON,**[^](hereinafter referred to as GRANTEE), and GRANTEE'S heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Commence at the Southwest corner of the SE 1/4 of Section 14, Township 22 South, Range 1 East; thence run Northerly along the West boundary of said quarter section for 512.71 feet to the point of beginning of the parcel of land herein described; thence turn a deflection angle of 91 degrees 16 minutes 44 seconds to the right and run 38.00 feet to a point; thence turn a deflection angle of 91 degrees 16 minutes 44 seconds to the left and run 149.30 feet to a point; thence turn a deflection angle of 90 degrees 00 minutes to the left and run 148.81 feet to a point; thence run a deflection angle of 90 degrees 00 minutes to the left and run 143.02 feet to a point; thence turn a deflection angle of 102 degrees 14 minutes 06 seconds to the left and run 32.15 feet to a point; thence run a deflection angle of 21 degrees 00 minutes 29 seconds to the right and run 80.34 feet to the point of beginning. Said parcel is lying in the SW 1/4 of the SE 1/4 and the SE 1/4 of the SW 1/4, Section 14, Township 22 South, Range 1 East, and contains 0.49 acres more or less.

ALSO a 30 feet easement for ingress and egress described as follows: Commence at the Southwest corner of the SE 1/4 of Section 14, Township 22 South, Range 1 East; thence run Northerly along the West boundary of said quarter section for 512.71 feet to a point; thence turn a deflection angle of 91 degrees 16 minutes 44 seconds to the right and run 38.00 feet to a point; thence turn a deflection angle of 91 degrees 16 minutes 44 seconds to the left and run 149.30 feet to the point of beginning of the easement herein described; thence continue along the last described course for 30.00 feet; thence turn a deflection angle of 90 degrees 00 minutes to the left and run 152.18 feet; thence turn a deflection angle of 12 degrees 51 minutes 46 seconds to the left and run 567.16 feet to the point of intersection with the Northeast right-of-way line of County Highway 42; thence turn a deflection angle of 117 degrees 00 minutes 28 seconds to the left and run along said right-of-way for 33.67 feet; thence turn a deflection angle of 62 degrees 59 minutes 32 seconds to the left and leaving said right-of-way run 548.47 feet to a point; thence turn a deflection angle of 12 degrees 51 minutes 46 seconds to the right and run 148.81 feet to the point of beginning. Said easement is lying in the SW 1/4 of the SE 1/4 and the SE 1/4 of the SW 1/4, Section 14, Township 22 South, Range 1 East, and contains 0.49 acre.

THIS DEED PREPARED WITHOUT BENEFIT OF TITLE SEARCH. NO CERTIFICATION IS MADE AS TO DESCRIPTION OR TITLE. DESCRIPTION FURNISHED BY GRANTOR.

Shelby County, AL 11/26/2008
State of Alabama
Deed Tax: \$39.50

DRJ fka
DR

Being the same property conveyed to Debra Reeves, by Warranty Deed dated January 18, 2000, of record in Instrument No. 2000-02072, in the Office of the Probate Records of Shelby County, Alabama.

Being the same property commonly known as: 15675 Highway 42, Shelby, Alabama 35143
Tax ID No.: 30-6-14-0-000-005.003

The above described property is not the homestead property of the Grantor or her spouse.

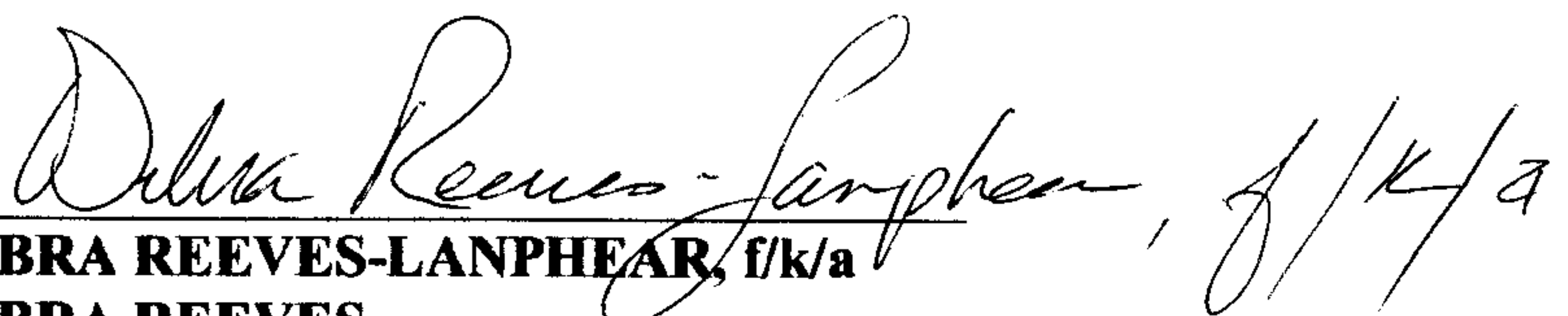
Grantees Address: _____

Subject to taxes for the current year and any easements, restrictions or reservations of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, and GRANTEE'S heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS, have hereunto set their hands and seals
this the 4th day of November, 2008.


DEBRA REEVES-LANPHEAR, f/k/a
DEBRA REEVES



20081126000451040 2/3 \$56.50
Shelby Cnty Judge of Probate, AL
11/26/2008 11:24:28AM FILED/CERT

STATE OF Kentucky)
COUNTY OF Warren)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that
DEBRA REEVES-LANPHEAR, f/k/a DEBRA REEVES, 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 Instrument signed her name on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 4th day
of November, 2008.



Michael Dooley
Notary Public
Kentucky State at Large
My Commission Expires
October 20, 2009

[Signature]
NOTARY PUBLIC
My Commission Expires: October 20, 2009

When Recorded Mail To:
Real Estate Title Services, LLC
9721 Ormsby Station Road, Suite 105
Louisville, KY 40223
(502) 315-1670

THIS INSTRUMENT PREPARED BY:
JADIE M. BOOZER, ATTORNEY AT LAW
502 CHURCH AVE., S.E., SUITE A
JACKSONVILLE, AL 36265

**THIS DEED PREPARED WITHOUT BENEFIT OF TITLE SEARCH. NO CERTIFICATION IS MADE AS
TO DESCRIPTION OR TITLE. DESCRIPTION FURNISHED BY GRANTOR.**

DRJ, f/k/a/ SR


20081126000451040 3/3 \$56.50
Shelby Cnty Judge of Probate, AL
11/26/2008 11:24:28AM FILED/CERT