20081202000454590 1/4 \$220.00 Shelby Cnty Judge of Probate, AL 12/02/2008 10:43:01AM FILED/CERT

Send tax notice to: Karen D. Harris 4129 South Shades Crest Road Birmingham, AL 35244

TITLE	NOT	EXAMIN	IED
	<u> </u>		

This instrument prepared by:
Bradley W. Lard
Bradley Arant Rose & White LLP
One Federal Place
1819 Fifth Avenue North
Birmingham, AL 35203-2104

STATE OF ALABAMA	
	•
SHELBY COUNTY	)

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid to BOBBY J. HARRIS AND IRENE Y. HARRIS, husband and wife, residents of the State of Alabama ("Grantors"), by KAREN D. HARRIS, an unmarried woman residing in the State of Alabama ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, Grantors do hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the real estate situated in Shelby County, Alabama, more particularly described on Exhibit A attached hereto and made a part hereof. The real property being conveyed herein is a portion of Parcel I of that certain real property previously conveyed to Grantors by Roger Wilkins and Vicki Wilkins pursuant to that certain Warranty Deed recorded in Book 356, Page 364 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto Grantee, her heirs and assigns forever; subject, however, to the following:

- 1. Ad valorem taxes for the year 2008 and subsequent years and any special assessments.
- 2. All easements, restrictions, rights of way, covenants, encroachments, setback lines and all other matters of record which are applicable to the above-described property or that would be disclosed by an accurate survey or careful physical inspection of the land herein described.

[Signature Page Follows]

IN WITNESS WHEREOF 25 day of November, 2008.	Grantors have hereunto set their hands and seals as of this  Bobby J. Harris  Irene Y. Harris
STATE OF ALABAMA )	
JEFFERSON COUNTY )	
Bobby J. Harris, whose name is signacknowledged before me on this da executed the same voluntarily on the	public in and for said county in said state, hereby certify that gned to the foregoing instrument and who is known to me, by that, being informed of the contents of said instrument, he day the same bears date.  Ficial seal on this 25 <sup>th</sup> day of November, 2008.
	Brook A. Everley Notary Public
[NOTARIAL SEAL]	NOTARY PUBLIC STATE OF ALABAMA AT LARG MY COMMISSION EXPIRES: June 30, 201 My commission expires ONDED THRU NOTARY PUBLIC UNDERWRITER
STATE OF ALABAMA )	Shelby County, AL 12/02/2008 State of Alabama
JEFFERSON COUNTY )	Deed Tax:\$200.00
Irene Y. Harris, whose name is sig	public in and for said county in said state, hereby certify that gned to the foregoing instrument and who is known to me, y that, being informed of the contents of said instrument, she

Given under my hand and official seal on this 25<sup>th</sup> day of November, 2008.

executed the same voluntarily on the day the same bears date.

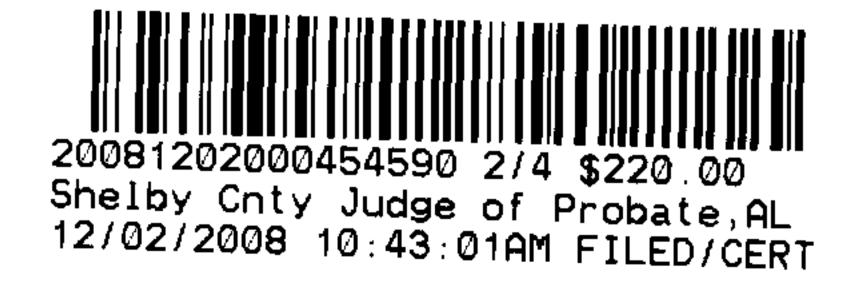
Broke A. Everley
Notary Public

[NOTARIAL SEAL]

My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE MY COMMISSION EXPIRES: June 30, 2010 BONDED THRU NOTARY PUBLIC UNDERWRITERS

4129 So. Shades Crest Road - Home 1/1734984.1



## Exhibit A

Part of the NE ¼ of the NW ¼ of Section 7, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the NE corner of the NE ¼ of the NW ¼ and run in a westerly direction along the north line of said ¼-¼ section for a distance of 122.14 feet; thence turn left an angle of 62° 24' and run in a southwesterly direction a distance of 208.4 feet; thence turn right an angle of 17° 53' and run in a southwesterly direction for a distance of 378.44 feet; thence turn left an angle of 3° 56' in a southwesterly direction and run for a distance of 206.14 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 75° 58' and run in a northwesterly direction for a distance 111.54 feet to an existing iron rebar set by Weygand and being the point of beginning; thence continue in a northwesterly direction along last mentioned course for a distance of 289.02 feet to an existing iron rebar set by Weygand and being on the southeast right-of-way line of South Shades Crest Road; thence turn an angle to the left of 75° 58' 32" and run in a southwesterly direction along the southeast right-of-way line of said South Shades Crest Road for a distance of 146.30 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 88° 23' and run in a southeasterly direction for a distance of 180.60 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 3° 48' and run in a southeasterly direction for a distance of 95.85 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 86° 44' 19" and run in a northeasterly direction for a distance of 217.82 feet, more or less, to the point of beginning.

A copy of the survey prepared by Weygand on June 3, 2008, as revised August 6, 2008, with the above legal description is attached hereto and made a part hereof.

200812020000454590 3/4 \$220.00 Shelby Cnty Judge of Probate, AL 12/02/2008 10:43:01AM FILED/CERT i, Laurence D. Weygand, a registered Engineer-Land Surveyor, or Ray Weygand, a registered Land Surveyor, certify that I have surveyed the land shown and described hereon; that there are or rights-of-way, casements, or joint driveways over or across said land visible on the surface except as shown; that there are no electric or telephone wires (excluding wires which serve remises only) or structures or supports therefor, including poles, anchors and guy wires, on or over said premises except as shown; that I have consulted the Federal Insurance Administration lood Hazard Boundary Map and found that this property is not located in a special flood hazard area; that there are no encroachments on said lot except as shown and that improvements are ocated as shown. I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the state of Alabama to the best of my knowledge, information and belief. Note: (a) No title search of the public records has been performed by this firm and land shown hereon was not instructed for easements and/or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the public records of said county and/or city. (b) All bearings and/or angles, and distances are deed/record map and actual unless otherwise noted. (c) Underground portions of foundations, footings, or there well defined line. (e) This survey is not transferable. (f) Easements not shown on record map are not shown above. f Alabama) County) 8 MEAS DEED 180'08,

20081202000454590 4/4 \$220.00 Shelby Cnty Judge of Probate, AL 12/02/2008 10:43:01AM FILED/CERT

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[SEVISED LEGAL DESC. 8-6-08]
According to my survey of: JUNE 32.008,
Order No.: 84509 Shelby County, Alabama, being more particularly described as follows:
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one: X" Mag\* Oll17C0185D invalid if not scaled in red.