

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Fifty Thousand and No/100 (\$50,000.00) and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we **Jeanne A. Perkins, a married individual** herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Kenneth W. Azar**, referred to as Grantee(s), his heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

Subject property conveyed herein does not constitute the homestead of the Grantor or that of her spouse.

This conveyance is made subject to any and all outstanding indebtedness on subject property.

Preparer of this document is acting as scrivener only. No title search was conducted.

SUBJECT TO: Easements, restrictive covenants and right of ways as shown by the public records.

Ad valorem taxes for the year 2009, are a lien, but not yet due and payable, and any subsequent years.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), his heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), his heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), his heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 3rd day of February, 2009.


JEANNE A. PERKINS

STATE OF ALABAMA

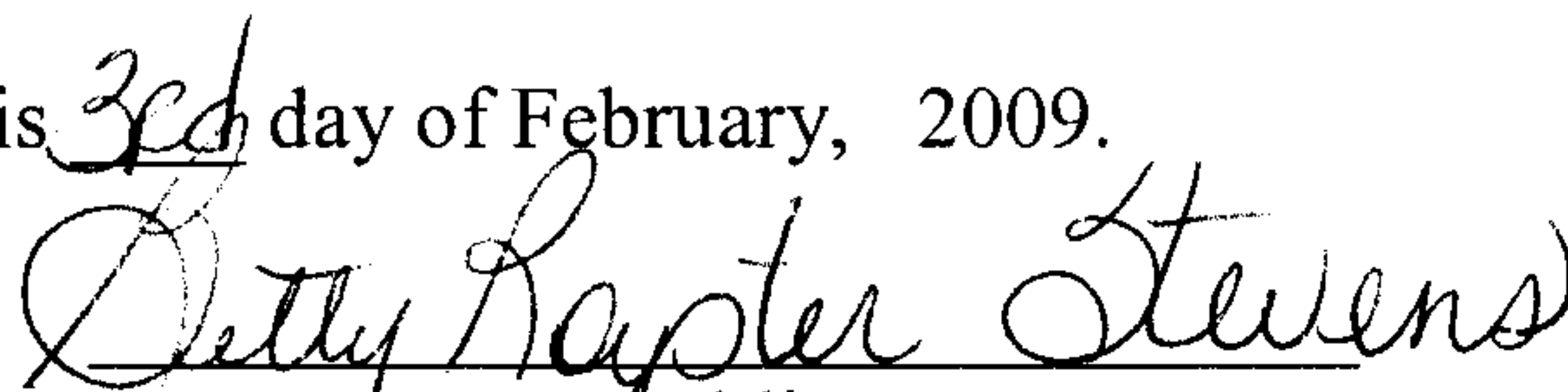
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that Jeanne A. Perkins, 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, she, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 3rd day of February, 2009.

My Commission Exp:

11-3-11


Notary Public

THIS INSTRUMENT PREPARED BY:
THE SNODDY LAW FIRM, LLC
2871 Acton Road, Suite 201
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:
KENNETH W. AZAR
4034 Milner's Crescent
Birmingham, Alabama 35242

Exhibit "A"
Legal Description


20090204000037230 2/2 \$64.00
Shelby Cnty Judge of Probate, AL
02/04/2009 03:19:35PM FILED/CERT

Lot 1, according to the Survey of Oyama Subdivision, recorded in Map Book 38, Page 2, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with a non-exclusive 60 foot private easement for ingress and egress described as follows: From the Northeast corner of the NE 1/4 of the NW 1/4 of Section 29, Township 19 South, Range 1 West, run thence West along the North boundary of said NE 1/4 of NW 1/4 a distance of 30.0 feet to the point of beginning of the centerline of herein described easement; thence turn 88 degrees 51 minutes 16 seconds left and run 789.40 feet along said easement centerline and following courses: 23 degrees 28 minutes 06 seconds right for 56.21 feet; 14 degrees 28 minutes 11 seconds right for 215.46 feet; 16 degrees 39 minutes 30 seconds left for 130.57 feet; 25 degrees 39 minutes 05 seconds right for 228.96 feet; 16 degrees 30 minutes 50 seconds right for 135.49 feet; 17 degrees 37 minutes 25 seconds right for 191.92 feet; 28 degrees 10 minutes 58 seconds left for 129.98 feet; 06 degrees 15 minutes 37 seconds left for 188.87 feet; 18 degrees 58 minutes right for 156.97 feet; 14 degrees 23 minutes left for 225.70 feet; 22 degrees 35 minutes 20 seconds right for 153.54 feet; 04 degrees 22 minutes 05 seconds right for 106.57 feet; 08 degrees 21 minutes 20 seconds right for 126.85 feet; 09 degrees 59 minutes 10 seconds left for 83.54 feet; 26 degrees 22 minutes 25 seconds left for 168.42 feet; 17 degrees 41 minutes 05 seconds right for 210.67 feet; thence turn 18 degrees 23 minutes 40 seconds right and run 51.93 feet along said easement centerline to a point of termination; being situated in Shelby County, Alabama.

Shelby County, AL 02/04/2009
State of Alabama

Deed Tax: \$50.00