

20090209000041920 1/2 \$222.50
Shelby Cnty Judge of Probate, AL
02/09/2009 10:04:17AM FILED/CERT

Shelby County, AL 02/09/2009
State of Alabama
Deed Tax: \$208.50

#416,500 KD
\$208,500

This instrument was prepared by:
William E. Swatek
Attorney at Law
230 Bearden Road
Pelham, AL 35124

Send Tax Notice to:

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor, NEIL P. DAMRON (hereinafter referred to as GRANTOR), a single man formerly married to KATHRYN E. DAMRON, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto KATHRYN E. DAMRON (hereinafter referred to as GRANTEE), a single WOMAN formerly married to NEIL P. DAMRON, the following described real estate, situated in SHELBY County, ALABAMA, to-wit:

A parcel of land situated in the S ½ of the NW ¼ of Section 7, also the SW ¼ of the NW ¼ of Section 8, Township 18 South, Range 1 East, and being more particularly described as follows: Commence at the SW corner of the SW ¼ of the NE ¼ of Section 7, Township 18 South, Range 1 East, said point also being the point of beginning; thence South 90 deg. East along the south line of said ¼-¼ section for a distance of 1216.48 feet; thence North 32 deg. 38 min. 50 sec. East for a distance of 209.62 feet; thence North 89 deg. 14 min. 50 sec. East for a distance of 679.23 feet; thence North 74 deg. 18 min. 40 sec. East for a distance of 59.16 feet; thence North 57 deg. 40 min. 47 sec. East for a distance of 58.70 feet; thence North 51 deg. 10 min. 10 sec. East for a distance of 58.00 feet; thence North 71 deg. 00 min. 10 sec. East for a distance of 59.87 feet; thence South 89 deg. 57 min. 10 sec. East for a distance of 40.17 feet; thence North 89 deg. 14 min. 50 sec. East for a distance of 400.00 feet to a point on the Northwesterly right of way line of Shelby County Highway No. 41 (90 ROW); thence North 32 deg. 14 min. 41 sec. East along said right of way for a distance of 502.43 feet to a point on a curve to the right having a central angle of 6 deg. 29 min. 00 sec. and a radius of 1914.08 feet, said curve subtended by a chord bearing North 35 deg. 29 min. 11 sec. East and a chord distance of 216.48 feet; thence along the arc of said curve and along said right of way for a distance of 216.59 feet; thence North 90 deg.

West and leaving said right of way for a distance of 3038.85 feet; thence South 00 deg. 46 min. 28 sec. West for a distance of 895.18 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to easements, restrictions and reservations of record, if any.

This instrument was prepared pursuant to that certain Final Judgment of Divorce, Case No. DR -2007-78, in the Circuit Court of Shelby County, Alabama.

This instrument was prepared without benefit of a title binder or other title information and the legal description was furnished by the client.

And subject to the foregoing, GRANTOR will warrant and forever defend the right and title to the said bargained premises unto GRANTEE against the claims of all persons owning, holding, or claiming by, through, or under GRANTOR, which claims are based upon matters occurring subsequent to GRANTOR'S acquisition of the bargained premises and prior to the date of delivery of this deed.

IN WITNESS WHEREOF, the said GRANTOR has hereto set his signature and seal this 16 day of February, 2009.

 (SEAL)
Neil P. Damron

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that NEIL P. DAMRON, a single man formerly married to Kathryn E. Damron, signed the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily.

Given under my hand and official seal this the 16 day of February, 2009.


NOTARY PUBLIC