

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Joyce S Saxon
401 Brothers Avenue
Wilsonville, AL 35186

WARRANTY DEED

20090220000061640 1/2 \$33.50
Shelby Cnty Judge of Probate, AL
02/20/2009 01:42:26PM FILED/CERT

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of One Hundred Fifty Nine Thousand Four Hundred dollars and Zero cents (\$159,400.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Wesley T McKeller, a single man (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Joyce S Saxon (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A"

SUBJECT TO TAXES FOR 2009 AND SUBSEQUENT YEARS, EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, AND PERMITS OF RECORD.

\$140,000.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

\$0.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A SECOND MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

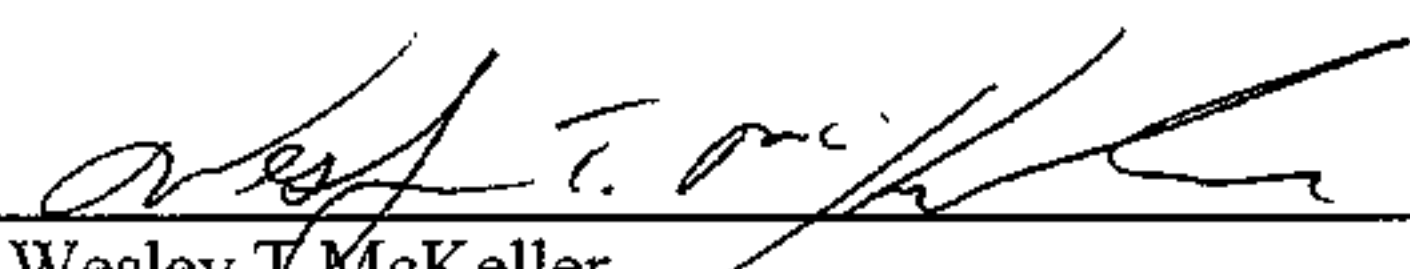
THIS PROPERTY CONSTITUTES PART/NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER/THEIR SPOUSE(S).

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 26th day of January 2009.

(SEAL)


Wesley T McKeller (SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

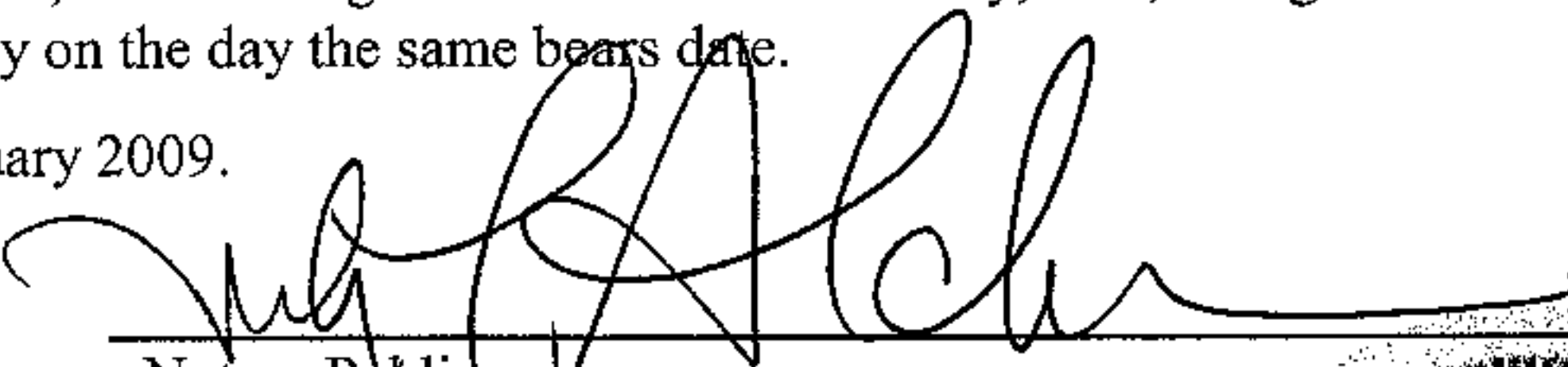
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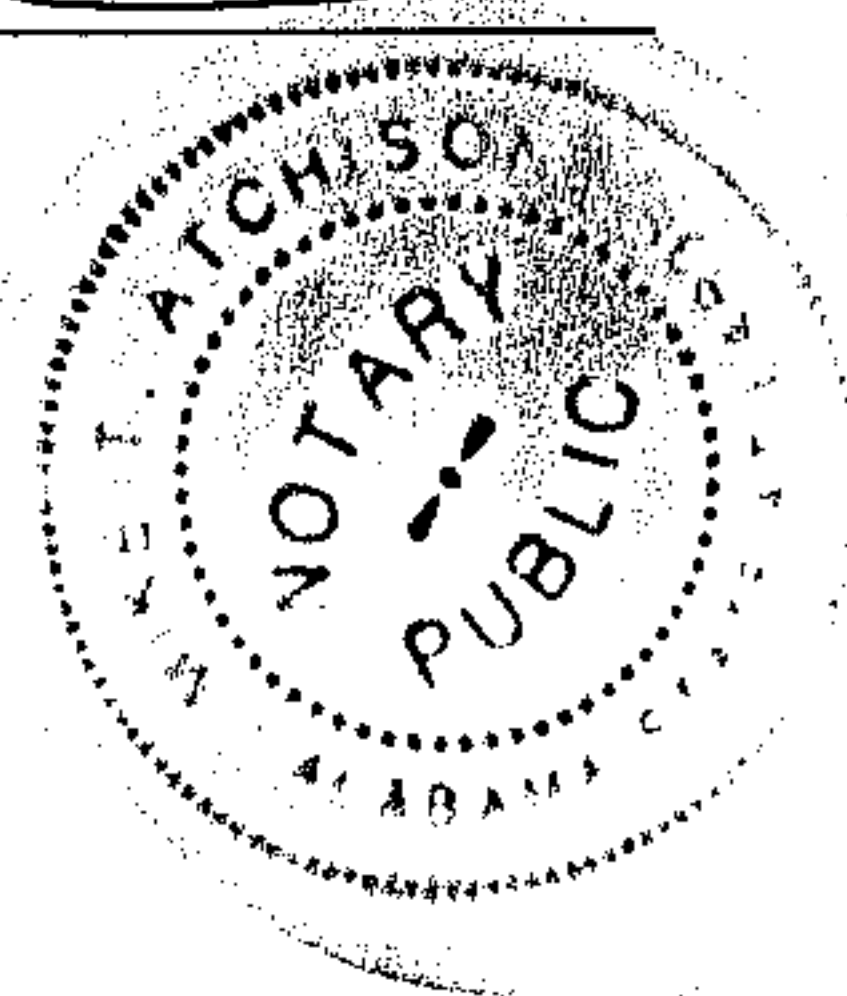
General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Wesley T McKeller 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 conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of January 2009.


Notary Public
My Commission Expires: 10/16/2012



Shelby County, AL 02/20/2009
State of Alabama
Deed Tax: \$19.50

Fidelity National Title Insurance Company

20090220000061640 2/2 \$33.50
Shelby Cnty Judge of Probate, AL
02/20/2009 01:42:26PM FILED/CERT

Commitment Number: 20080133

SCHEDULE C
PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

DESCRIBED PROPERTY IS LOCATED IN SHELBY COUNTY, AL

Lot 89 A, according to Brothers Addition to the Town of Wilsonville, Alabama, as recorded in Map Book 4, Page 89, in the Office of the Judge of Probate of Shelby County, Alabama, described as follows: Commence at the Northwest corner of Section 7, Township 21 South, Range 2 East; thence run East along the North line of said Section 7, a distance of 2218.68 feet (measured) to the point of beginning; thence turn 103 degrees 00 minutes right and run southeasterly 216.86 feet; thence turn 103 degrees 00 minutes right and run easterly 215.0 feet; thence turn 93 degrees 02 minutes 10 seconds left and run northeasterly 211.60 feet; thence turn 86 degrees 58 minutes left and run West 155.01 feet to the point of beginning. According to the survey of Amos Cory, RLS #10550, dated January 21, 1991.

ALTA Commitment
Schedule C

(20080133.PFD/20080133/1)