

20090521000192890 1/3 \$60.00
Shelby Cnty Judge of Probate, AL
05/21/2009 02:01:31 PM FILED/CERT

Shelby County, AL 05/21/2009
State of Alabama
Deed Tax : \$43.00

This instrument was prepared by:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Mr. & Mrs. Edwin B. Stowell, III
116 Wisteria Dr.
Chelva, AL 35043

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FORTY THREE THOUSAND AND NO/00 (\$43,000.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **PENNY L. ENOCH, an unmarried woman (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **EDWIN D. STOWELL, III and wife, MARY S. STOWELL, (herein referred to as grantee, whether one or more)**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to taxes for 2009 and subsequent years, easements, restrictions, rights of way and permits of record.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And GRANTOR does for GRANTOR and for GRANTORS heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above, that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will, and GRANTOR'S 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 persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18th day of May, 2009.

Penny L. Enoch
Penny L. Enoch

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Penny L. Enoch, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of May, 2009.

Wallace R. Jentles
Notary Public

My commission expires: 9/12/11

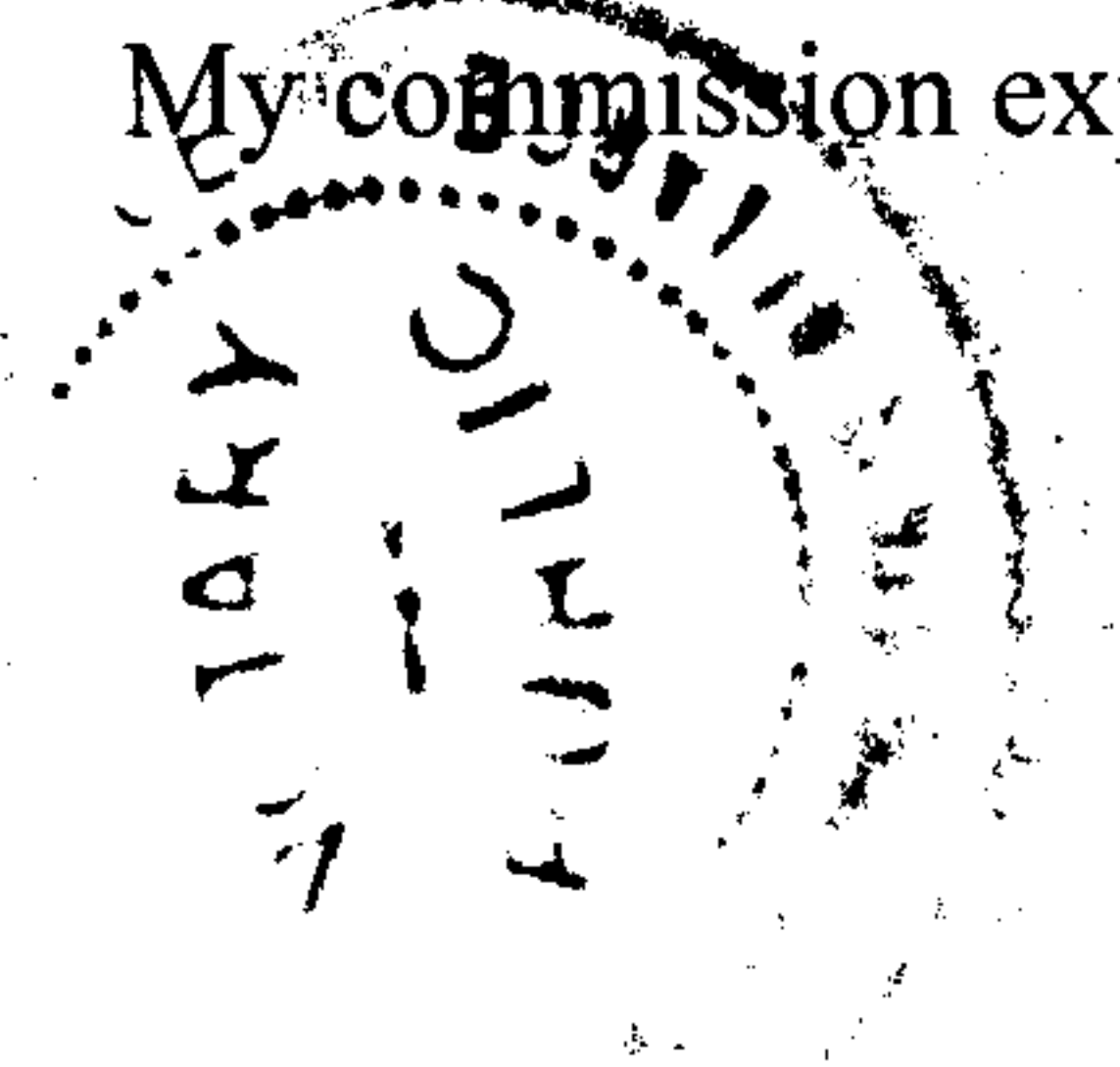


Exhibit "A"
Legal Description



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A part of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 3, Township 21 South, Range 1 East; being more particularly described as follows:

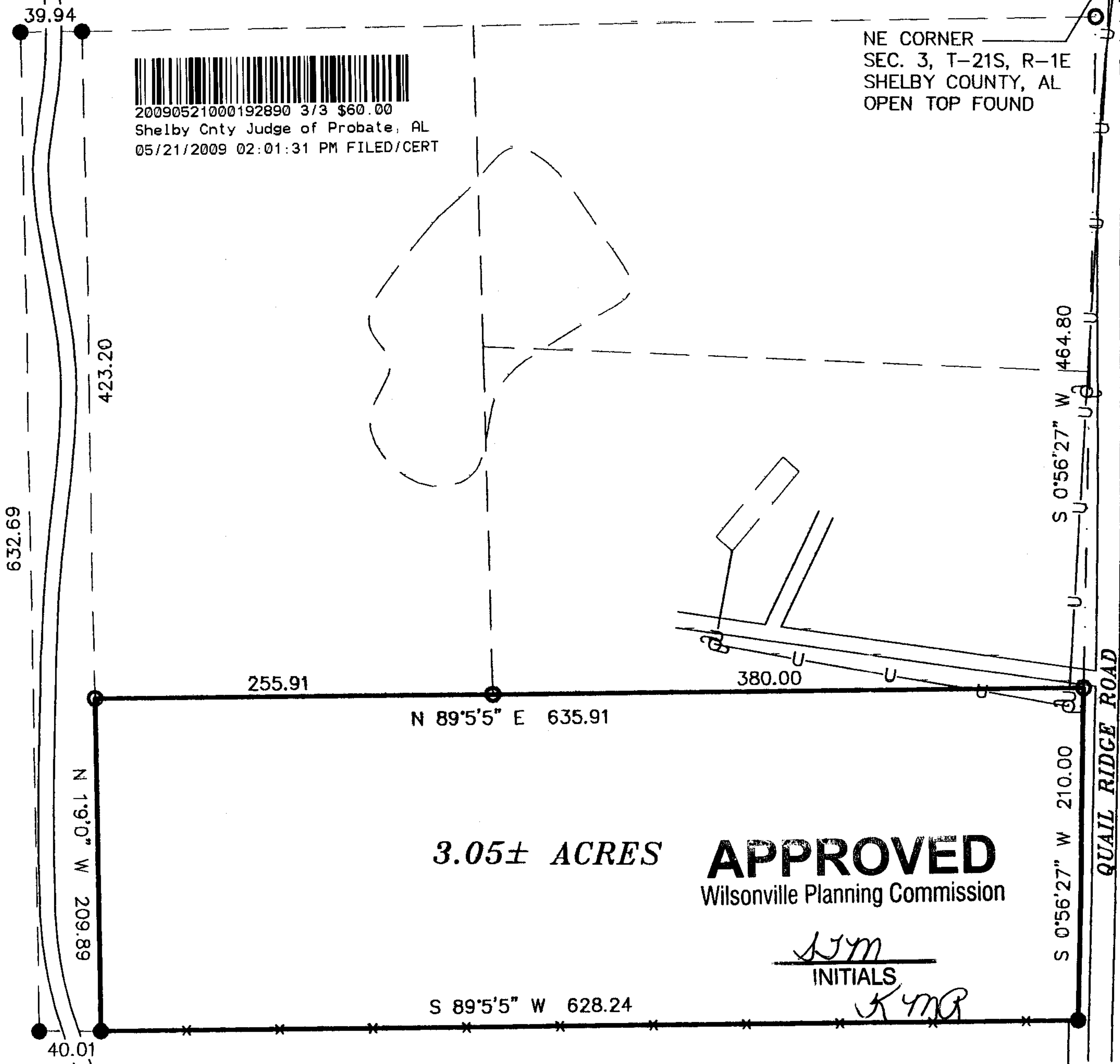
Commence at the Northeast corner of Section 3, Township 21 South, Range 1 East, City of Wilsonville, Shelby County, Alabama; thence South 88 deg. 37 min. 43 sec. West a distance of 14.55 feet; thence South 00 deg. 56 min. 27 sec. West a distance of 464.80 feet to the Point of Beginning; thence continue along the last described course, a distance of 210.00 feet; thence South 89 deg. 05 min. 05 sec. West, a distance of 628.24 feet; thence North 01 deg. 09 min. 00 sec. West, a distance of 209.89 feet; thence North 89 deg. 05 min. 05 sec. East, a distance of 635.91 feet to the Point of Beginning; being situated in Shelby County, Alabama.

SHELBY COUNTY HIGHWAY 48 - 8' ROW

S 88°37'43" W
14.55 (M)
15.01 (P)

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NE CORNER
SEC. 3, T-21S, R-1E
SHELBY COUNTY, AL
OPEN TOP FOUND



3.05± ACRES

APPROVED
Wilsonville Planning Commission

LM
INITIALS
KMR

BOUNDARY SURVEY

STATE OF ALABAMA
SHELBY COUNTY

I, Rodney Y. Shiflett, a Registered Professional Land Surveyor in the State of Alabama do hereby certify that this is a true and correct plat of my survey as shown hereon. That there are no visible encroachments of any kind upon the subject lot except as shown hereon, excluding utility service lines, wires or pipes that serve the subject lot only that are within dedicated easements or rights of way. That steel corners have been found or installed at all lot corners. I further certify that this survey and this plat meet the minimum technical standards for the practice of land surveying in the State of Alabama, the correct legal description being as follows:

Commence at the NE Corner of Section 3, Township 21 South, Range 1 East, City of Wilsonville, Shelby County, Alabama; thence S88°37'43"W, a distance of 14.55'; thence S00°56'27"W, a distance of 464.80' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 210.00'; thence S89°05'05"W, a distance of 628.24'; thence N01°09'00"W, a distance of 209.89'; thence N89°05'05"E, a distance of 635.91' to the POINT OF BEGINNING. Said Parcel containing 3.05 acres, more or less.

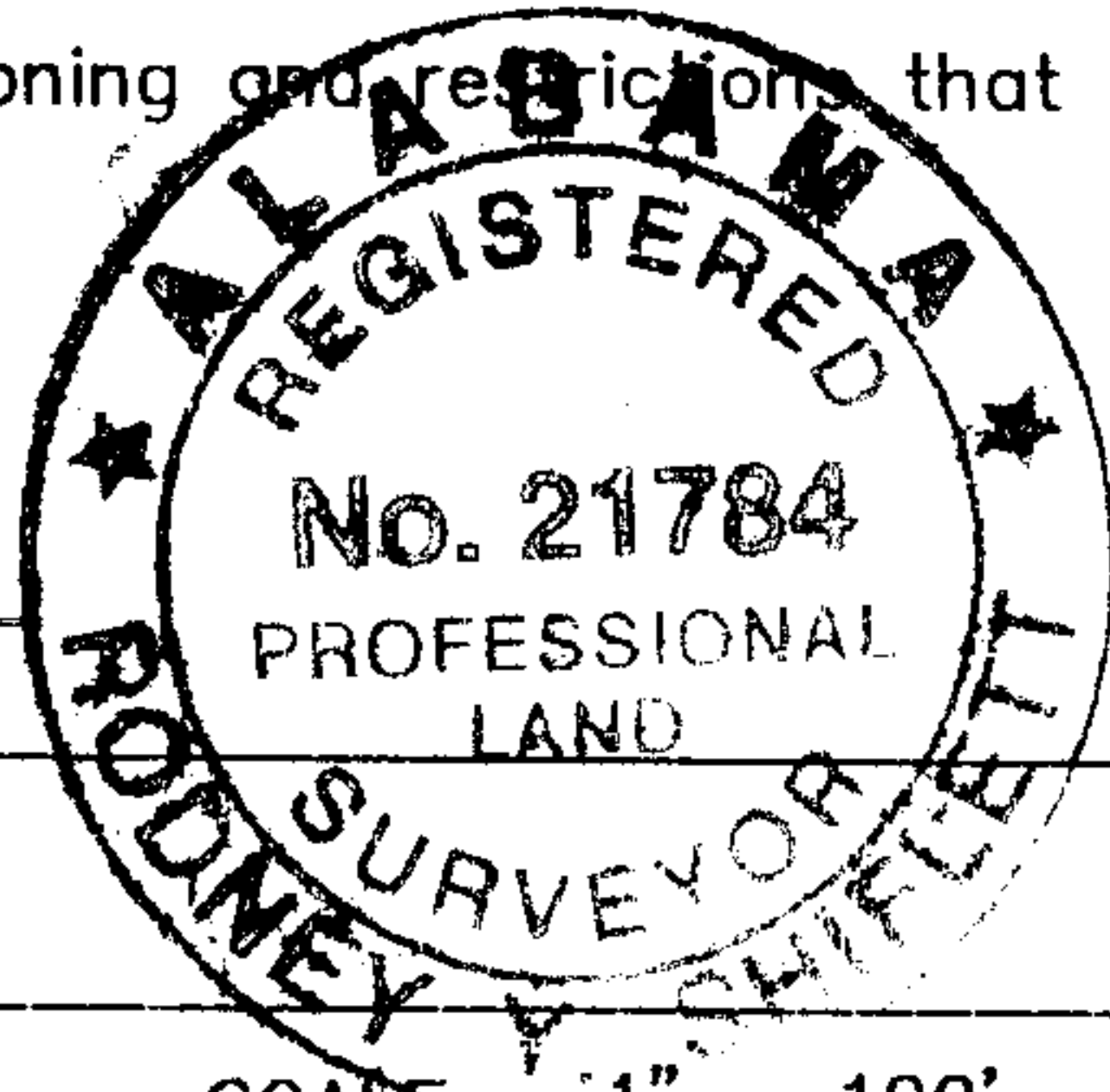
I further certify that I have consulted the Federal Insurance Rate Map (F.I.R.M.) Community Panel #01117C 0435 I), Zone 'X', dated September 29, 2006 and found that the above described Parcel does not lie in a Flood Hazard Zone.

NOTE:

This Parcel shown and described herein may be subject to setbacks, easements, zoning and restrictions that may be found in the Probate Office of said County.

According to my survey of August 9, 2007

Rodney Shiflett
Rodney Y. Shiflett Al. Reg. #21784



LEGEND

- IRON PIN SET
- IRON PIN FOUND
- ROW RIGHT-OF-WAY
- ⌒ CENTER LINE
- ⊕ UTILITY POLE
- U — OVERHEAD UTILITIES
- (M) FIELD MEASURED
- (P) PLAT / RECORDED MAP

JOB NO. 07532
ADDRESS _____
DATE 8/9/07 SCALE 1" = 100'
DRAWN BY H. LETTS CHECK BY R.Y.S.

RODNEY SHIFLETT SURVEYING

P.O. BOX 204
COLUMBIANA, ALABAMA 35051
TEL. 205-669-1205 FAX. 205-669-1298