

Send Tax Notice To:

James Anthony and Barbara Ann Edwards

11833 Highway 61 North

Wilsonville, AL 35186

GENERAL WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY



20090714000268810 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
07/14/2009 09:21:51 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

B.E.
That in consideration of the sum of Six Hundred and No/100 \$(600.00) Dollars, and other good and valuable consideration, to the undersigned grantor, Kathy Jo Abbot, a married woman, hereinafter referred to as GRANTOR, in hand paid by the grantees herein, the receipts of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell, and convey unto JAMES ANTHONY AND BARBARA ANN EDWARDS, hereinafter referred to as GRANTEES, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama; thence S 90 degrees 00'00" E assumed along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 737.44' to the POINT OF BEGINNING; thence continue S 90 degrees 00'00" E along said line 65.82'; thence N 45 degrees 37'22" E 96.45' to the Southwesterly right-of-way line of County Highway 61; then N 35 degrees 14'57" W along said line 217.57'; thence S 2 degrees 08'52" W 245.31' to the POINT OF BEGINNING; said described tract containing 0.4 Acres, more or less.

Subject to ad valorem taxes for the year _____ and subsequent years.

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

And I do for myself and for my 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 have a good right to sell and convey the same as aforesaid, and that I will, and my 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 on this 1 day of July, 2009.

Kathy Jo Abbott
Grantor Kathy Jo Abbott

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kathy Jo Abbott, 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 the 1st day of July, 2009.

Kay M. Gray
Notary Public