



20090828000332490 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
08/28/2009 09:46:37 AM FILED/CERT

This document prepared by:
Law Office of John A. Gant, P.C.
200 Office Park Drive, Suite 210
Birmingham, AL 35223

Send tax notice to:
J. Paul Clark
1140 9th Street NW
Alabaster, AL 35007

GENERAL WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of One Hundred Sixty Thousand and 00/100 Dollars (\$160,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, We, RICHARD E. MIDDLETON and IRMGARD H. MIDDLETON, Husband and Wife, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto J. PAUL CLARK and ANITA M. CLARK, as joint tenants with right of survivorship (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama:

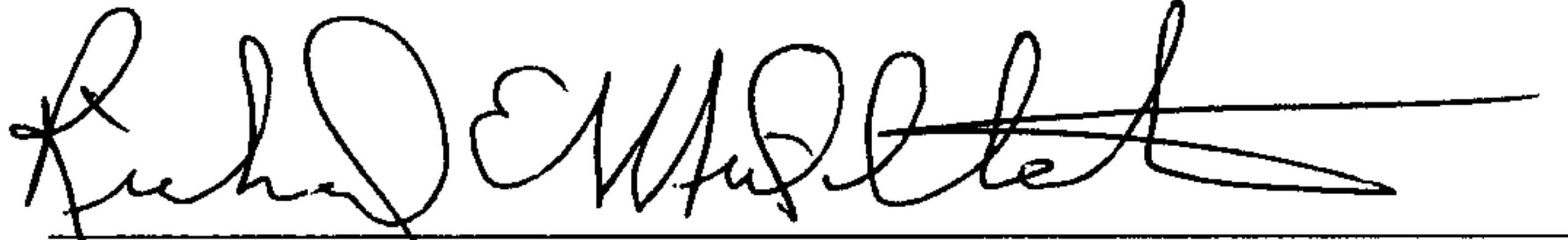
Part of the NW 1/4 of SW 1/4 of Section 26, Township 20 South, Range 3 West in Shelby County, Alabama, being more particularly described as follows: From the southwest corner of said 1/4 1/4 section looking north along the west line of said 1/4 1/4 section turn an angle to the right of 45°-47' and run in a northeasterly direction for a distance of 291.10 feet to a point on the southwesterly right of way of Shelby County Highway # 95, thence turn an angle to the left of 91°-02' and run in a northwesterly direction along said highway right of way for a distance of 243.54 ft. thence turn an angle to the right of 90° and run in a northeasterly direction for a distance of 20 feet to a point that is the beginning of a curve for said highway right of way, said curve having a radius of 1,472.68 feet and being concave northeasterly, thence turn an angle to the left and run along said curved highway right of way in a northwesterly direction for a distance of 71.90 feet to a point on the west line of said 1/4 1/4 section which is 440.57 feet north of the southwest corner of said 1/4 1/4 section, thence turn an angle to the left and run in a southerly direction along the west line of said 1/4 1/4 section for a distance of 440.57 feet to the point of beginning.

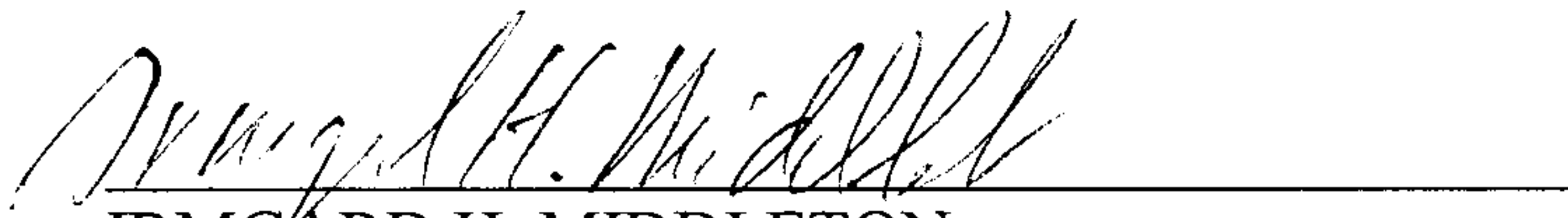
One Hundred Fifty Seven Thousand One Hundred and Two and 00/100 Dollars (\$157,102.00) of the consideration is from a purchase money first mortgage filed simultaneously herewith.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And we do for ourselves and for our executors and administrator covenant with said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we are and 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 persons.

Dated this the 18th day of August, 2009.


RICHARD E. MIDDLETON


IRMGARD H. MIDDLETON

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Shelby County, AL 08/28/2009

State of Alabama

Deed Tax : \$3.00

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that RICHARD E. MIDDLETON and IRMGARD H. MIDDLETON, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

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


NOTARY PUBLIC: JOHN A. GANT
My commission expires: 10/20/09



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