

WARRANTY DEED


20090918000358040 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
09/18/2009 12:19:17 PM FILED/CERT

This instrument was prepared by:
WILLIAM PATRICK COCKRELL
WPC & ASSOCIATES LLC

Send tax notice to:
THEODORE S. ANDREWS

(Name)

(Name)

1 PERIMETER PARK S, SUITE 325N
BIRMINGHAM, ALABAMA 35243

60 WHITE OAK TRAIL
COLUMBIANA, AL 35051

(Address)

(Address)

STATE OF **ALABAMA**
COUNTY OF **Shelby**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED AND FOURTEEN THOUSAND AND NIINE HUNDRED dollars (\$114,900.00) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we (I), STERLING EDWARD CARVER and DENISE CARVER, HUSBAND AND WIFE (herein referred to as Grantor) do, grant, bargain, sell and convey unto THEODORE S. ANDREWS, AN UNMARRIED MAN (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF 118,691.00 IS FILED HERewith.

TO HAVE AND TO HOLD, to the said Grantee, his/her heirs and assigns forever.

And we (I) do for ourselves (myself), successors and assigns covenant with the said Grantees, their heirs and assigns, that we (I) are (am) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we (I) have a good right to sell and convey the same as aforesaid; that we (I) will and our (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.

WARRANTY DEED



20090918000358040 2/3 \$18.00
Shelby Cnty Judge of Probate, AL
09/18/2009 12:19:17 PM FILED/CERT

IN WITNESS WHEREOF, I have hereunto set my hand and seal, 08/07/09.

Sterling E. Carver (Seal)
STERLING EDWARD CARVER

Denise Carver (Seal)
DENISE CARVER

STATE OF ALABAMA
COUNTY OF Shelby

General Acknowledgment

I, William Patrick Cockrell, a Notary Public in and for said County in said State, hereby
certify that STERLING EDWARD CARVER and DENISE CARVER,
_____ 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 08/07/09.

William Patrick Cockrell
Notary Public

WILLIAM PATRICK COCKRELL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 12, 2011



20090918000358040 3/3 \$18.00
Shelby Cnty Judge of Probate, AL
09/18/2009 12:19:17 PM FILED/CERT

EXHIBIT A

A parcel of land in the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 12, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows:

Begin at the Northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence run East along the North $\frac{1}{4}$ - $\frac{1}{4}$ line 176.93 feet; thence turn right 94 degrees 43 minutes 59 seconds and run South 249.32 feet; thence turn right 76 degrees 04 minutes 03 seconds and run Westerly 159.69 feet; thence turn right 99 degrees 27 minutes 58 seconds and run North 274.00 feet along the West $\frac{1}{4}$ - $\frac{1}{4}$ line to the point of beginning; being situated in Shelby County, Alabama.

ALSO:

A parcel of land in the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 12, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows:

Begin at the Southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence run North along the West $\frac{1}{4}$ - $\frac{1}{4}$ line 237.98 feet to a point on the Southeast Right-Of-Way of Shelby County Highway No. 32 (Pumpkin Swamp Road), thence turn right 54 degrees 50 minutes 48 seconds and run Northeast 19.50 feet to the West side of a 20 foot easement; thence turn right 97 degrees 19 minutes 40 seconds and run Southeast 190.09 feet along said easement; thence turn left 14 degrees 10 minutes 21 seconds and run Southeast 107.98 feet along said easement to a point on the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence turn right 131 degrees 43 minutes 14 seconds and run West 176.93 feet along said $\frac{1}{4}$ - $\frac{1}{4}$ line to the point of beginning; being situated in Shelby County, Alabama.

ALSO:

A non-exclusive easement for ingress, egress and utilities 20 feet wide, 10 feet on each side of the following described centerline:

Commence at the Southwest corner of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 12, Township 20 South, Range 1 West, Shelby County, Alabama; thence turn East 190.32 feet along said $\frac{1}{4}$ - $\frac{1}{4}$ line to the point of beginning of said centerline; thence turn left 131 degrees 43 minutes 14 seconds and run Northwest 115.64 feet; thence turn right 14 degrees 10 minutes 21 seconds and run Northwest 190.14 feet to a point on the Southeast Right-Of-Way of Shelby County Highway No. 32 and the end of said centerline; being situated in Shelby County, Alabama.