

Send tax notice to:

Neil Decker

Shana Decker

209 Chestnut Circle

Alabaster, AL 35007

NTC0900378

This instrument prepared by:


Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

State of Alabama

County of Shelby


20091106000417140 1/2 \$67.00
Shelby Cnty Judge of Probate, AL
11/06/2009 03:22:48 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Sixty Five Thousand and 00/100 Dollars (\$265,000.00) in hand paid to the undersigned **Donald N. Hogan and Donette D. Hogan, Husband and Wife, by and through their attorney-in-fact, Randall Williams** (hereinafter referred to as Grantors") by **Neil Decker and Shana Decker** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the NW corner of the NW 1/4 of the NE 1/4 of Section 24, Township 21 South, Range 3 West; thence run Easterly along the North line of said 1/4-1/4 section, 265.00 feet to the point of beginning; thence left 67 degrees 05 minutes 20 seconds and run 93.49 feet to a point on the Southerly right of way of Chestnut Circle, said point being on a curve to the left having a radius of 240.00 feet and a central angle of 39 degrees 08 minutes 42 seconds; thence Southeasterly along the arc of said curve 163.97 feet to a point of reverse curve having a radius of 220.00 feet and a central angle of 3 degrees 05 minutes 27 seconds; thence Southeasterly along the arc of said curve 115.54 feet; thence right 104 degrees 59 minutes measured from the chord of said curve and run 908.87 feet; thence right 142 degrees 25 minutes 39 seconds and run 587.86 feet; thence right 93 degrees 06 minutes 06 seconds and run 265.27 feet; thence left 93 degrees 11 minutes 17 seconds and run 180.00 feet to the point of beginning.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2009 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$212,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall

Shelby County, AL 11/06/2009

State of Alabama

Deed Tax : \$53.00

warrant and defend the same to the said grantees, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors Donald N. Hogan and Donette D. Hogan, by and through their attorney-in-fact, Randall Williams hereunto set their signatures and seals on October 30, 2009.

Donald N. Hogan by his AIF
Randall Williams

Donald N. Hogan, by and through his
attorney-in-fact, Randall Williams

Donette D. Hogan by her AIF
Randall Williams

Donette D. Hogan, by and through her
attorney-in-fact, Randall Williams

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that , Randall Williams, whose name as Attorney in fact for Donald N. Hogan and Donette D. Hogan, Husband and Wife, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily in his capacity as such Attorney in fact , and with full authority, for Donald N. Hogan and Donette D. Hogan on the day the same bears date.

Given under my hand and official seal this the 30th day of October, 2009.

(NOTARIAL SEAL)



Mary Pamela Short

Notary Public

Print Name:

Commission Expires:

20091106000417140 2/2 \$67.00
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