

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **One Hundred Eighty Thousand and 00/100 (\$180,000.00)** and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we **SANDRA GROOMS, AN UNMARRIED INDIVIDUAL** herein referred to as Grantor(s), do hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **DANA HILL WHITE**, referred to as Grantee(s), his/her/their heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

SANDRA GROOMS IS THE SURVIVING GRANTEE FROM THAT DEED RECORDED IN BOOK 205, PAGE 412. JOHN FRANKLIN GROOMS HAVING DIED ON OR ABOUT DECEMBER 19, 2007.

SUBJECT TO: Easements, restrictive covenants and right of ways as shown by the public records.
Ad valorem taxes for the year 2009, are a lien, but not yet due and payable, and any subsequent years.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his/her/their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), his/her/their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), his/her/their heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), his/her/their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 10 day of November, 2009.

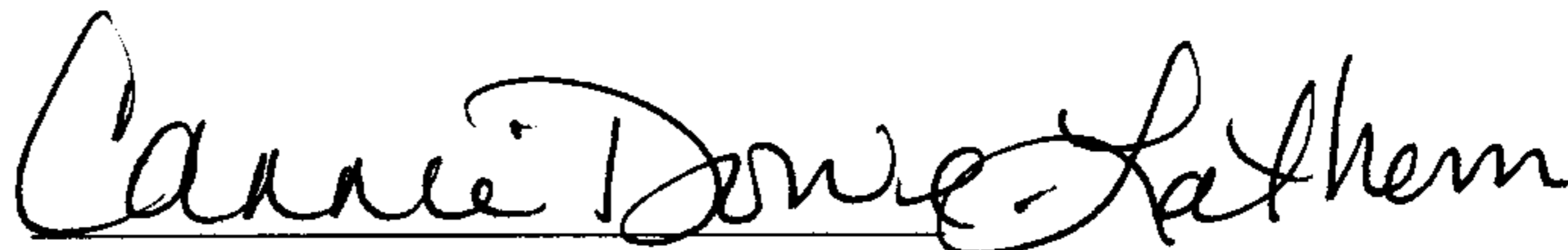

SANDRA GROOMS

STATE OF ALABAMA

Shelby COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that SANDRA GROOMS whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 10 day of November, 2009.


Notary Public

My Commission Exp:

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 20, 2010
BONDED THRU STEGALL NOTARY SERVICE

THIS INSTRUMENT PREPARED BY:
THE SNODDY LAW FIRM, LLC
2871 ACTON ROAD, SUITE 201
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:
DANA HILL WHITE
3021 RITHA CIRCLE
BIRMINGHAM, ALABAMA 35243



20091123000434530 1/2 \$194.00
Shelby Cnty Judge of Probate, AL
11/23/2009 01:35:10 PM FILED/CERT

Shelby County, AL 11/23/2009
State of Alabama
Deed Tax : \$180.00

EXHIBIT A
LEGAL DESCRIPTION

FROM THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, RUN SOUTHERLY ALONG THE EAST BOUNDARY LINE OF SAID QUARTER-QUARTER SECTION 225 FEET; THENCE TURN AN ANGLE OF 90 DEG. 18 MIN. 30 SEC. TO THE RIGHT AND RUN WESTERLY 300 FEET; THENCE TURN AN ANGLE OF 90 DEG. 00 MIN. TO THE LEFT AND RUN SOUTHERLY 31.225 FEET TO A POINT SITUATED ON THE ARC OF A CIRCLE, SAID CIRCLE CURVING NORTHWESTERLY AND SAID CURVE HAVING A RADIUS OF 40 FEET, AND SAID POINT BEING THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUE SOUTHERLY ALONG LAST DESCRIBED COURSE FOR A DISTANCE OF 158.775 FEET; THENCE TURN AN ANGLE OF 27 DEG. 30 MIN TO THE RIGHT AND IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 202 FEET, MORE OF LESS, TO A POINT IN THE CENTER OF BISHOP CREEK, SAID POINT BEING THE SOUTHEAST CORNER OF SUBJECT PROPERTY; THENCE REVERSE LAST STATED COURSE AND RUN NORTHEASTERLY FOR A DISTANCE OF 202 FEET MORE OR LESS; THENCE TURN AN ANGLE OF 27 DEG. 30 MIN TO THE LEFT AND RUN NORTHERLY FOR A DISTANCE OF 158.775 FEET TO A POINT ON THE ARC OF A CIRCLE CURVING NORTHWESTERLY AND HAVING A RADIUS OF 40 FEET; THENCE TURN AN ANGLE TO THE LEFT MEASURED FROM THE CHORD OF A CURVE 45 DEG. 00 MIN. AND RUN NORTHWESTERLY 8.80 FEET FOR THE CHORD OF THIS DESCRIBED SEGMENT OF ARC; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID SEGMENT OF CIRCLE FOR 8.81 FEET; THENCE FROM THE CHORD OF SAID SEGMENT OF CIRCLE TURN AN ANGLE OF 45 DEG. TO THE LEFT AND RUN WESTERLY 239.05 FEET; THENCE TURN AN ANGLE OF 90 DEG. TO THE LEFT AND RUN SOUTHERLY FOR A DISTANCE OF 505 FEET, MORE OR LESS, TO A POINT IN THE CENTER OF BISHOP CREEK, SAID POINT BEING THE SOUTHWEST CORNER OF SUBJECT PROPERTY; THENCE RUN NORTHEASTERLY ALONG THE CENTER OF THE MEANDERINGS OF BISHOP CREEK FOR A DISTANCE OF 237 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF SUBJECT PROPERTY.

SITUATED IN SHELBY COUNTY, ALABAMA