

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Forty-Six Thousand and 00/100 (146000.00) 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 **STEPHEN AUSTIN and REBEKAH AUSTIN, HUSBAND AND WIFE** herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **STEVAN SAUNDERS**, 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

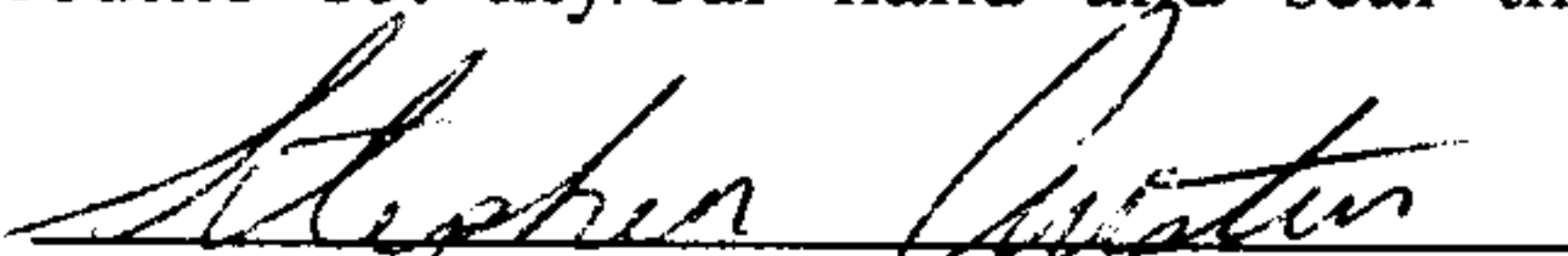

\$143,355 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HERewith.

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 20th day of November, 2009.


STEPHEN AUSTIN

REBEKAH AUSTIN

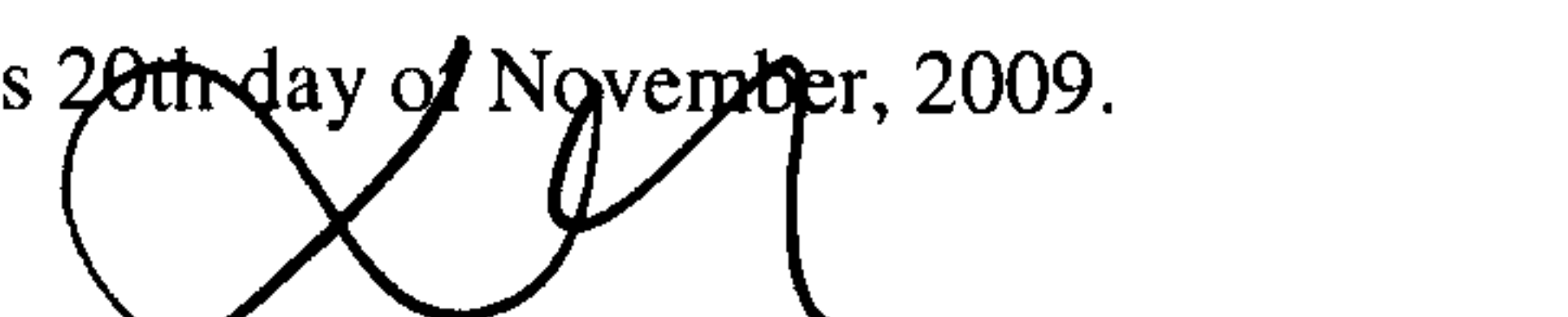
STATE OF ALABAMA

Shelby COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that STEPHEN AUSTIN and REBEKAH AUSTIN 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 20th day of November, 2009.


My Commission Exp:


Notary Public

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

SEND TAX NOTICE TO:
STEVAN SAUNDERS
111 SHIRLEY LANE
CHELSEA, AL 35043

DAVID S. SNODDY
MY COMMISSION EXPIRES 6/18/10


20091207000449100 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
12/07/2009 02:23:37 PM FILED/CERT

Shelby County, AL 12/07/2009
State of Alabama
Deed Tax : \$3.00

EXHIBIT "A"

Part of Lot 4-A, a Resurvey of Lots 4 and 5, of Yellow Leaf Subdivision, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 13, Page 46, and being more particularly described as follows: From the Northwest corner of said Lot 4-A, run in a Southeasterly direction along the North line of said Lot 4-A for a distance of 309.01 feet to an existing iron pin, being the point of beginning; thence continue in a Southeasterly direction for a distance of 133.33 feet to an existing iron pin; thence turn an angle to the right of 78 degrees 45 minutes 46 seconds and run in a Southerly direction for a distance of 160.0 feet to an existing iron pin, being the North line of an existing easement for roadway purposes and being on a curve, said curve being concave in a Southerly direction and having a radius of 40.0 feet and a central angle of 18 degrees 51 minutes 14 seconds; thence turn an angle to the right and run in a Southwesterly direction along the arc of said curve for a distance of 13.17 feet to a point of reverse curve, said reverse curve being concave in a Northerly direction and having a central angle of 32 degrees 12 minutes 15 seconds and a radius of 25.0 feet; thence run in a Westerly direction along the arc of said second curve for a distance of 14.05 feet; thence run in a Westerly direction along the line tangent to the end of said second curve for a distance of 67.0 feet to a point of curve for a third curve being concave in a Southerly direction and having a central angle of 20 degrees 19 minutes 35 seconds and a radius of 287.10 feet; thence run in a Westerly direction along the arc of said curve for a distance of 101.85 feet to the end of said third curve; thence turn an angle to the left of 1 degree, 51 minutes, 41.5 seconds from the tangent of said curve and run in a Southwesterly direction for a distance of 47.09 feet; thence turn an angle to the right of 77 degrees 57 minutes 03 seconds and turn in a Northwesterly direction for a distance of 28.75 feet; thence turn an angle to the right of 74 degrees 43 minutes 27 seconds and run in a Northeasterly direction for a distance of 112.35 feet; thence turn an angle to the left of 34 degrees 39 minutes 18 seconds and run in a Northeasterly direction for a distance of 86.59 feet, more or less, to the point of beginning, being situated in Shelby County, Alabama.



20091207000449100 2/2 \$17.00
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