

PREPARED BY:

SEND TAX NOTICE TO:

TRUSSELL & FUNDERBURG, P.C.
1916 First Avenue, North
Pell City, Alabama 35125

Bouvier H. Ervin

=====

WARRANTY DEED

STATE OF ALABAMA

ST. CLAIR COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Thirty-eight Thousand Three Hundred Two and 31/100 Dollars (\$338,302.31), to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, BRUCE ERVIN, a married man, WILLIAM C. JONES, an unmarried man, and LEE GRIMES, a married man, (herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto BOUVIER HARMON ERVIN, a married woman (herein referred to as grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to-wit:

That part of the Southeast Quarter of the Southeast Quarter (SE 1/4 of SE 1/4) lying East and South of Kelly Creek being in Section 10, Township 18 South, Range 2 East, Shelby County, Alabama.

ALSO: That part of the Southwest Quarter of the Southwest Quarter (SW 1/4 of SW 1/4) and that part of the North one-half of the Southwest Quarter (N 1/2 of SW 1/4) and four (4) acres along the North boundary of the Southeast Quarter of the Southwest Quarter (SE 1/4 of SW 1/4), all lying South and East of Kelly Creek and West of Simmons Mill Road. Also known as County Road 57, being in Section 11, Township 18 South, Range 2 East, Shelby County, Alabama.

ALSO: An easement for the purpose of ingress and egress. Said easement being described as follows: That portion of a public road designated as Shelby County Highway 57 commencing at the intersection of the said Shelby County Highway 57 and Kelly Creek in Section 11, Township 18 South, Range 2 East and continuing South along the said Shelby County Highway 57, in Section 11, Township 18 South, Range 2 East until it intersects with the North boundary line of that certain non-exclusive private road easement granted to Thomas Matthew Zopfi, III and Marianne A. Zopfi by Kimberly-Clark Corporation and more particularly described in Instrument No. 1992-27937, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to:

1. Ad valorem taxes due and payable October 1, 2010 and each subsequent year.
2. Mineral and mining rights not owned by the Grantor herein.
3. Easements, rights of way, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc. which would be disclosed by a true and accurate survey of the property conveyed herein.

The full consideration is paid by purchase money mortgage from Grantee herein to Metro Bank,

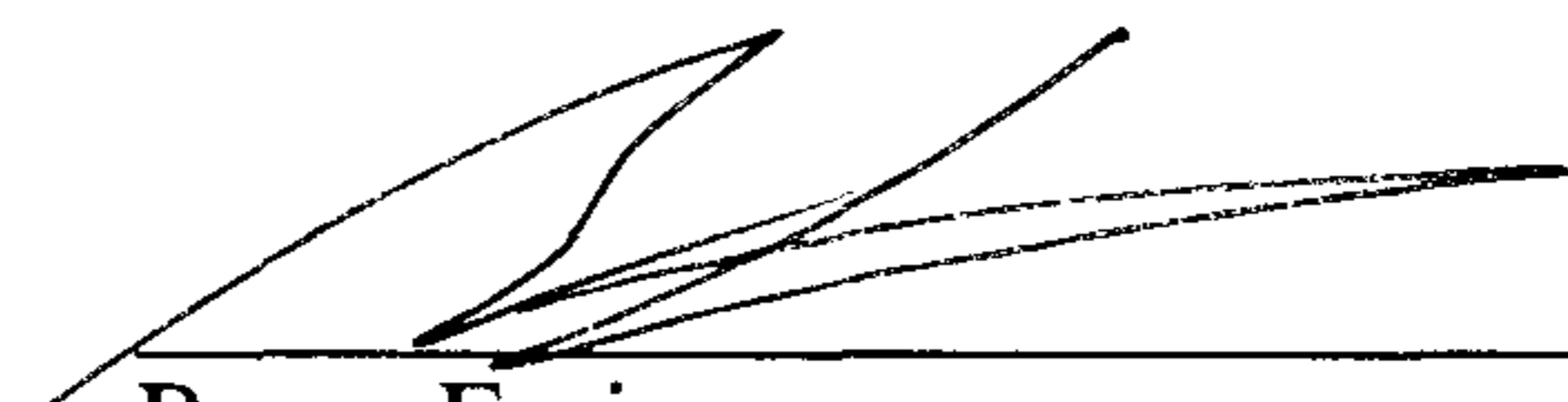
executed simultaneously and dated of even date herewith.

The foregoing described property does not constitute any part of the homestead of the Grantors herein or that of their spouses.

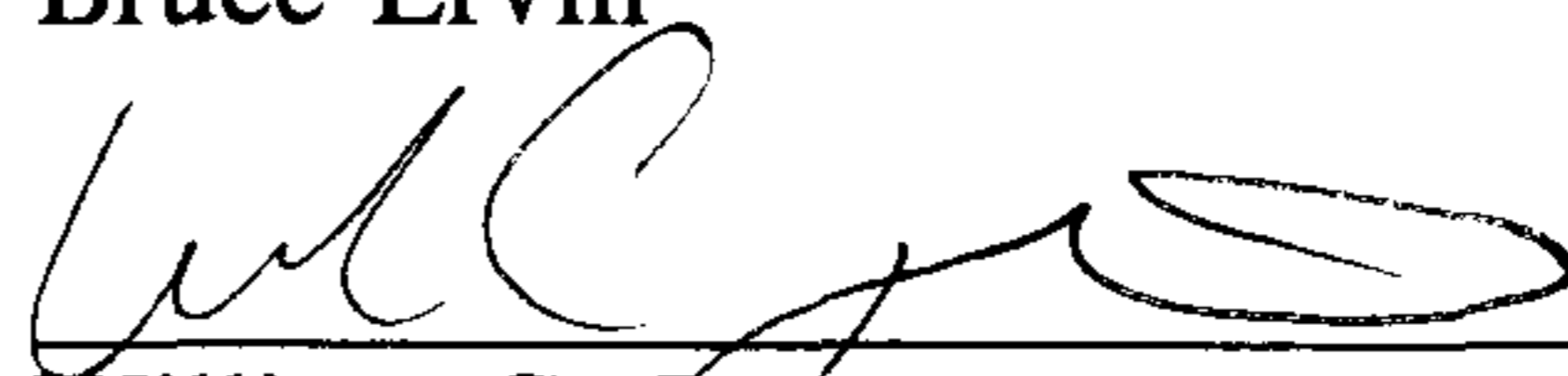
TO HAVE AND TO HOLD to the said grantee, her heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, we have hereunto set our hands and seals this 11th day of January, 2010.




Bruce Ervin



William C. Jones

BY: 

Johnny L. Grimes, as his
Attorney-in-Fact



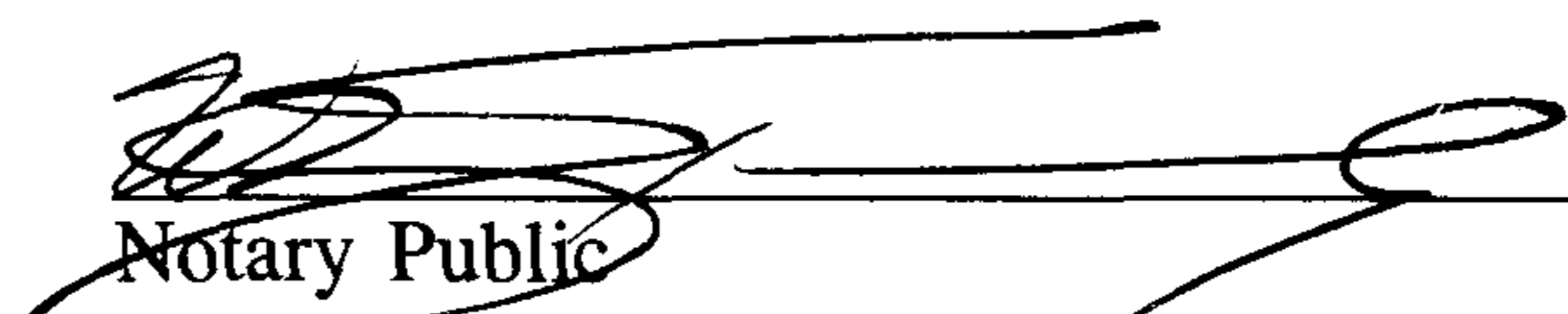
Lee Grimes

STATE OF ALABAMA

ST. CLAIR COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Bruce Ervin, a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of January, 2010.



Notary Public

STATE OF ALABAMA

ST. CLAIR COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Johnny L. Grimes, whose name as Attorney-in-fact of William C. Jones, an unmarried man, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such Attorney-in-Fact and with full authority, executed the same voluntarily on the day the same bears date for and as the

act of the said William C. Jones.

Given under my hand and official seal this 11th day of January, 2010.


Notary Public

STATE OF ALABAMA

ST. CLAIR COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Lee Grimes, a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of January, 2010.


Notary Public



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Shelby Cnty Judge of Probate, AL
01/13/2010 11:56:19 AM FILED/CERT