

INSTRUMENT PREPARED WITHOUT EVIDENCE OF TITLE

This instrument was prepared by

Mitchell A. Spears, Attorney at Law

P. O. Box 119

Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: Mary B. Arledge

(Address)

7706 Hwy. 22

Montevallo AL 35115

MINIMUM VALUE: \$93,500.00

Warranty Deed

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **JOSEPH S. ARLEDGE, a married man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **MARY B. ARLEDGE (Grantor's wife)**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Commence at a 3-way fence corner locally accepted as the Southwest corner of the Northwest Quarter of the Southwest quarter of Section 1, Township 22 South, Range 3 West; thence along the locally accepted South line of said quarter-quarter section South 88 degrees 02 minutes 26 seconds East a distance of 640.71 feet to a 5/8" rebar and also the Point of Beginning; thence North 00degrees 05 minutes 40 seconds West a distance of 1319.35 feet to a 5/8" rebar on the South right of way line of Shelby County Road No. 22; thence along said right of way line South 88 degrees 02 minutes 13 seconds East a distance of 638.54 feet to a 5/8" rebar on the West right of way line of Shelby County Road No. 16; thence along the last described right of way line South 00 degrees 11 minutes 19 seconds east a distance of 1319.33 feet to a 5/8" rebar on the locally accepted South line of said quarter-quarter section; thence North 88 degrees 02 minutes 36 seconds West a distance of 640.71 feet back to the Point of Beginning.

Situated in **SHELBY** County, Alabama.

SUBJECT TO: \$93,500.00 Mortgage rendered in favor of JOSEPH S. ARLEDGE, as Trustee for the Joseph M. Arledge Credit Shelter Trust.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

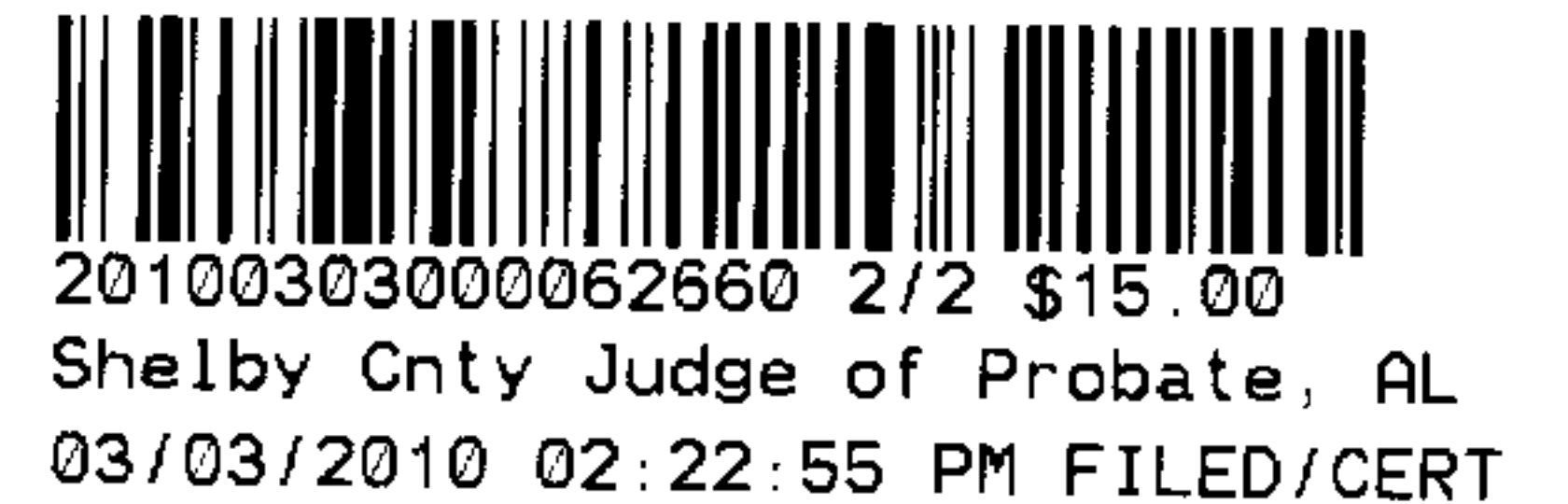
And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated

above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 23rd day of February, 2010.



JOSEPH S. ARLEDGE

STATE OF ALABAMA)
COUNTY OF SHELBY)



I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **JOSEPH S. ARLEDGE**, 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, she executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of February, 2010.



Notary Public
My commission expires: 8-13-2013