

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Taylor Owen
310 Mildred Street
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:
SHELBY COUNTY

That in consideration of Forty Five Thousand dollars and Zero cents (\$45,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, C & C REALTY, LLC, By: Chip Pearce, as Managing Member (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Taylor Owen (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2010 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$0.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

TO HAVE AND 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(S), 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 noted 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(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 3rd day of March, 2010.

(SEAL)

(SEAL)

C & C REALTY, LLC

By: Chip Pearce, as Managing Member

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

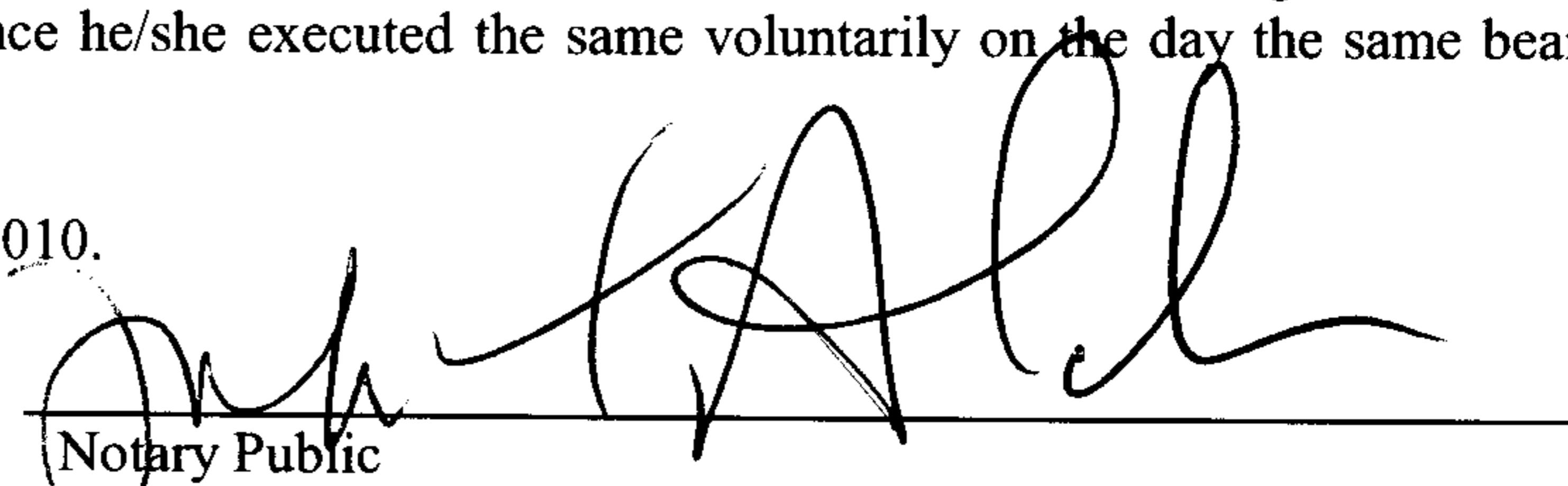
COUNTY OF SHELBY

}

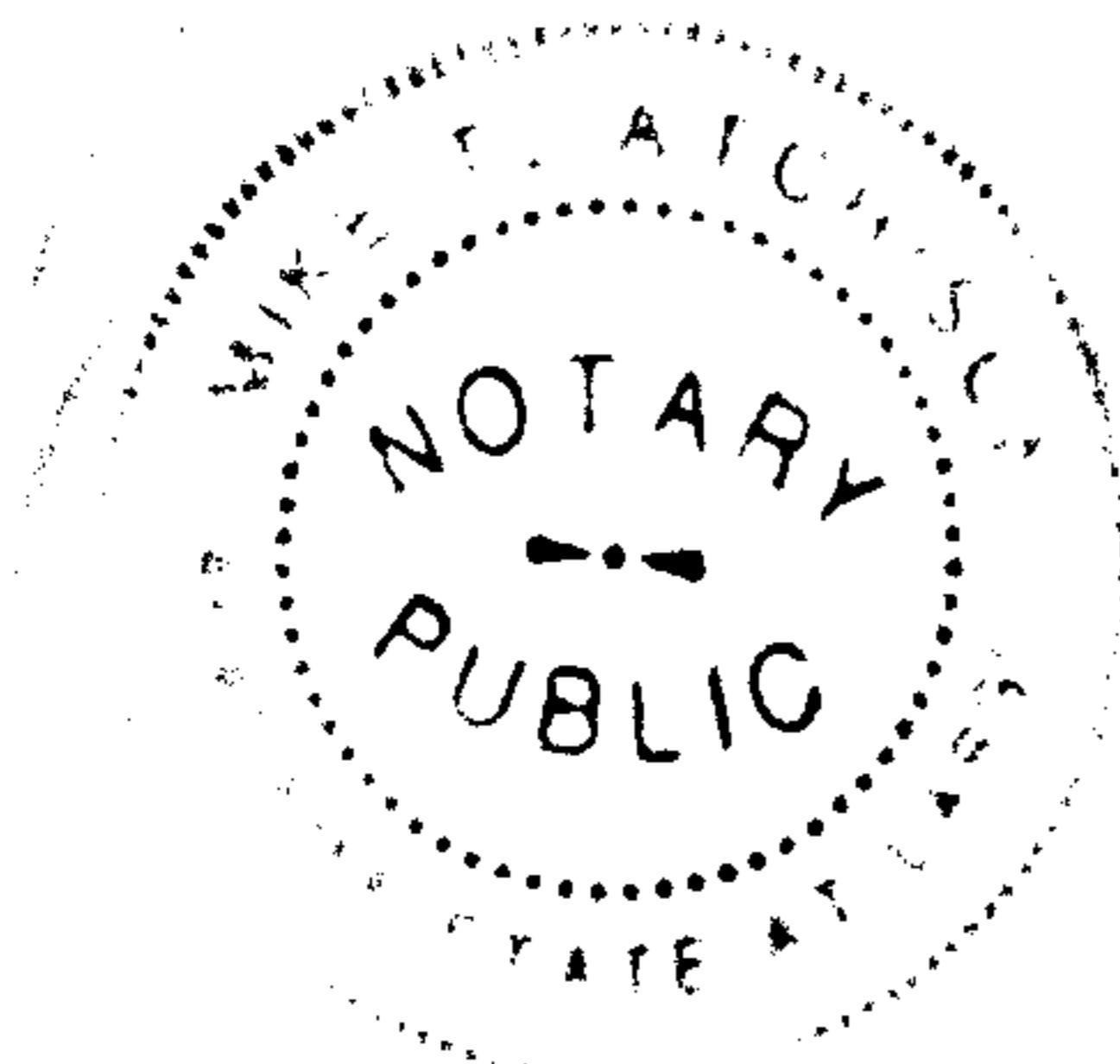
General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that C & C REALTY, LLC By: Chip Pearce, as Managing Member 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of March, 2010.


Notary Public

My Commission Expires: 10-16-12



20100311000072130 1/2 \$59.00
Shelby Cnty Judge of Probate, AL
03/11/2010 01:42:22 PM FILED/CERT

Shelby County, AL 03/11/2010
State of Alabama
Deed Tax : \$45.00

EXHIBIT A

Lot 1 according to the Final Plat of Mayonice Walton Subdivision, as recorded in Map Book 41, Page 102, in the Probate Office of Shelby County, Alabama and being more particularly described as follows:

Commence at the NW corner of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama; thence South 0 degrees 47 minutes 36 seconds, a distance of 1613.92 feet; thence North 70 degrees 52 minutes 01 seconds East, a distance of 1267.70 feet; thence South 20 degrees 41 minutes 05 seconds East, a distance of 226.98 feet; thence south 71 degrees 14 minutes 55 seconds West, a distance of 116.22 feet; thence South 20 degrees 41 minutes 08 seconds East, a distance of 23.89 feet; thence South 70 degrees 51 minutes 01 seconds West, a distance of 47.99 feet to the POINT OF BEGINNING, thence continue along the last described course, a distance of 118.54 feet; thence South 18 degrees 23 minutes 16 seconds East, a distance of 171.31 feet; thence North 77 degrees 45 minutes 21 seconds East, a distance of 112.48 feet; thence North 16 degrees 18 minutes 52 seconds West, a distance of 185.02 feet to the POINT OF BEGINNING..



20100311000072130 2/2 \$59.00
Shelby Cnty Judge of Probate, AL
03/11/2010 01:42:22 PM FILED/CERT