

#30,000
5225 meadow garden LN
Birmingham, AL 35242

STANDARD WARRANTY DEED

STATE OF
COUNTY OF

THIS WARRANTY DEED is made this 8th day of April, 2010, by and between Melody Day Kilgore, (hereinafter referred to as "Grantor"), and Adams 4333 Hwy 26 Trust (hereinafter referred to as "Grantee"):

WITNESSETH: The Grantor, for and in consideration of the sum of ten Dollars (\$ 10.00) and other valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, remises, releases, transfers and conveys to the Grantee, all that certain land situate in Shelby County, State of Alabama, to wit:

See Attached Exhibit "A" for Legal Description

Subject to property taxes and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record

This is not the homestead of the grantor.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to have and to hold in fee simple forever.

The Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple, has good right and lawful authority to sell and convey said land, hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free and clear of all encumbrances, except any unpaid taxes accruing, conditions, restrictions, easements, limitations and zoning ordinances of record, if any.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Jane Ballard (Seal)
Witness

MY COMMISSION EXPIRES JUNE 9, 2012

Melody Day Kilgore (Seal)
Grantor: Melody Day Kilgore

_____(Seal)
Grantor:

Acknowledgement appears on page 2 of this document.

Deed Tax : \$30.00



20100408000107690 1/3 \$47.00
Shelby Cnty Judge of Probate, AL
04/08/2010 04:16:22 PM FILED/CERT

STATE OF Alabama

Shelby COUNTY

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Melody Day Kilgore, who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date. Sworn to and subscribed before me this 8th day of April, 2010.

Jane Ballard

NOTARY PUBLIC

MY COMMISSION EXPIRES JUNE 9, 2012

My Commission Expires: _____


20100408000107690 2/3 \$47.00
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EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NE corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 14, Township 21 South, Range 2 West; thence run South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 528.53 feet; thence turn an angle of 89 deg. 49 min. to the right and run a distance of 293.40 feet; thence turn an angle of 10 deg. 33 min. to the right and run a distance of 150.00 feet; thence turn an angle of 8 deg. 54 min. to the right and run a distance of 134.00 feet; thence turn an angle of 8 deg. 24 min. to the right and run a distance of 418.30 feet to a point on the North right of way line of Shelby County Highway No. 26; thence turn an angle of 59 deg. 36 min. to the right and run a distance of 150.00 feet to the point of beginning; thence continue in the same direction a distance of 150.00 feet; thence turn an angle of 120 deg. 24 min. to the right and run a distance of 295.70 feet; thence turn an angle of 59 deg. 36 min. to the right and run a distance of 150.00 feet; thence turn an angle of 120 deg. 24 min. to the right and run a distance of 295.70 feet to the point of beginning.

Also, a 20-foot easement described as follows:

Commence at the NE corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 14; thence run South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 528.53 feet; thence turn an angle to 89 deg. 49 min. to the right and run a distance of 293.40 feet; thence turn an angle of 10 deg. 33 min. to the right and run a distance of 150.00 feet; thence turn an angle 8 deg. 54 min. to the right and run a distance of 134.00 feet; thence turn an angle of 8 deg. 24 in. to the right and run a distance of 418.30 feet to a point on the North right of way line of Shelby County Highway No. 26 and the point of beginning; thence turn an angle of 59 deg. 36 min. to the right and run a distance of 150.00 feet; thence turn an angle of 120 deg. 24 min. to the right and run a distance of 20.00 feet; thence turn an angle of 59 deg. 36 min. to the right and run a distance of 150.00 feet to the North right of way line of Highway No. 26; thence turn an angle of 120 deg. 24 min. to the right and run a distance of 20 feet to the point of beginning.

Situated in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 14, Township 21 South, Range 2 West, Shelby County, Alabama.

NOTE: This property is the same property described in previous deeds; however, the old descriptions tie the property to Alabama Highway No. 70. The property is actually located off Shelby County Highway No. 26.

LESS AND EXCEPT:

A parcel of land located in the Northeast quarter of the Southeast quarter of Section 14, Township 21 South, Range 2 West, Shelby County, Alabama, containing 22,112 square feet more or less. Commence at the SE corner of said quarter-quarter and run N 0 deg. 56 min. 38 sec. East along the East line 820.90 feet to the Northerly right of way of Shelby County Highway No. 26; thence North 88 deg. 03 min. 12 sec. West along said right of way 287.45 feet; thence North 79 deg. 38 min. 00 sec. West along said right of way 150.00 feet; thence North 70 deg. 44 min. 00 sec. West along said right of way 134.00 feet; thence North 62 deg. 20 min. 00 sec. West along said right of way 122.60 feet; thence North 59 deg. 35 min. 58 sec. West along said right of way 295.70 feet; thence North 0 deg. 00 min. 00 sec. West leaving said right of way 300.00 feet; thence South 59 deg. 35 min. 58 sec. East a distance of 164.56 feet to the POINT OF BEGINNING; thence continue South 59 deg. 35 min. 58 sec. East a distance of 131.14 feet; thence South 00 deg. 00 min. 00 sec. West a distance of 150.00 feet; thence North 59 deg. 35 min. 58 sec. West a distance of 210.70 feet; thence North 32 deg. 01 min. 04 sec. East a distance of 129.43 feet to the POINT OF BEGINNING.


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