

PREPARED BY:
VICKI N. SMITH
POST OFFICE BOX 250
COLUMBIANA, ALABAMA 35051
(205) 669-4481

SEND TAX NOTICE TO:
Jerry Darron McDonald
990 Hebb Road
Wilsonville, Alabama 35186

\$5,000.00

This instrument was prepared without benefit of survey or title opinion.



20100511000148080 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
05/11/2010 12:29:42 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA SHELBY COUNTY}

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE DOLLAR (\$1) AND OTHER VALUABLE CONSIDERATION to the undersigned GRANTOR(S) in hand paid by the GRANTEE herein, the receipt whereof is acknowledged I/we, BRENDA GAIL DAWE DRAIN, an unmarried woman (herein referred to as GRANTOR), does grant, bargain, sell and convey unto SELENA PAYTON LEWIS WALLACE, a single child, JERRY DARRON MCDONALD, an unmarried man, NICHOLAS CASE MCDONALD, a single child, and JENNIFER WALLACE, an unmarried woman, (herein referred to as GRANTEES), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Parcel I:

A parcel of land containing 0.51 acres, more or less, in the SE 1/4 of the NE 1/4 of Section 12, Township 21 South, Range 1 East, Shelby County, Alabama.

Commence at the Southeast corner of the SE 1/4 of the NE 1/4 being the point of beginning:

Thence run North along the East 1/4 line of said 1/4 - 1/4 Section a distance of 160.00 feet;

Thence left 89 degrees, 05 minutes 38 seconds, in a Westerly direction 138.66 feet;

Thence left 92 degrees, 30 minutes, 07 seconds in a Southerly direction 160.00 feet;

Thence left 87 degrees, 26 minutes, 25 seconds in a Easterly direction 131.21 feet to the point of beginning.

Less and except that party lying within the right-of-way of Hebb Road, said right-of-way being acquired by prescription.

and

Deed Tax : \$5.00

PARCEL II:

A parcel of land in the NE 1/4 of the SE 1/4 of Section 12, township 21 South, Range 1 East; described as follows: Begin at the Northeast corner of said 1/4 - 1/4 Section; thence run West along the North 1/4 - 1/4 line 131.04 feet to an iron pin under a fence; thence turn left 95 deg. 04 min. 02 sec. and run Southeast 14.25 feet along said fence to an iron pin; thence turn left 91 deg. 07 min. 55 sec. and run Northeast 131.45 feet to the point of beginning. Containing 0.02 acres (936 sq. feet).

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

Brenda Gail Dawe Drain, the grantor herein, is one and the same person as Brenda Drain, one of the grantees in deed from Robert D. Eastis, recorded in Instrument # 1999-52092 in the Probate Records of Shelby County, Alabama. The other grantee in said deed, Arvil Drain, died on January 24, 2005 and the deed was a joint survivorship deed.

Brenda Gail Dawe Drain is the sole survivor of the joint survivorship deed from Vivilee F. Dawe dated January 13, 1999 and recorded in instrument number 1999-01743 in the Probate Records of Shelby County, Alabama. The other grantee in said deed, Arvil Lewis Drain, died on January 24, 2005.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns forever.

And I do, for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 11th
day of May, 2010.

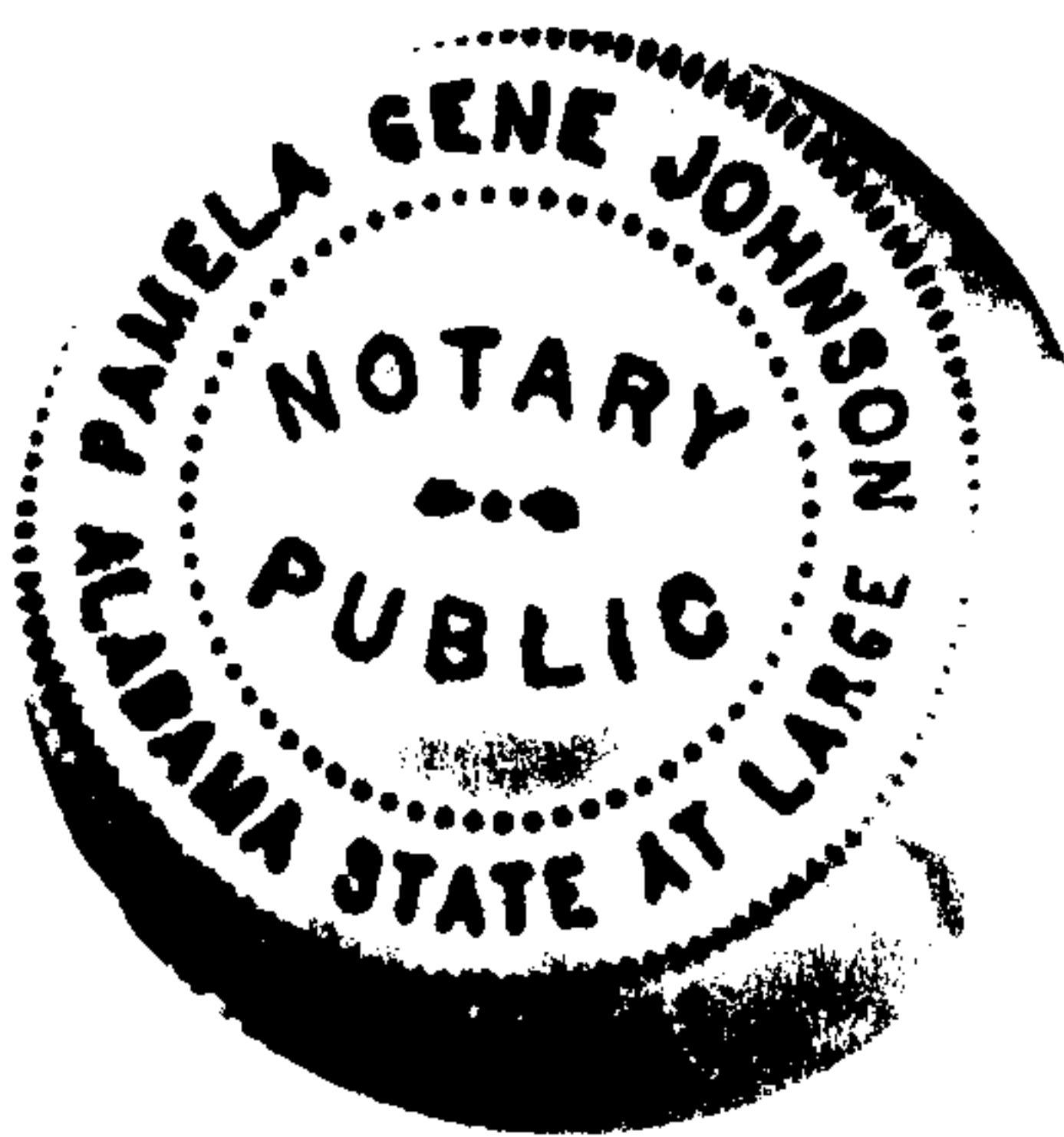
Brenda Gail Dawe Drain
Brenda Gail Dawe Drain

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brenda Gail Dawe Drain, 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 has executed the same voluntarily on the day the same bears date.

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



Pamela Gene Johnson
Notary Public
My Commission Expires: 11/14/12