

This instrument was prepared by:
William R. Justice, Attorney
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:

Nicholas Schoggen
301 Thompson St
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Forty Nine Thousand and No/00 Dollars (\$49,000.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Jay Frances Herman, a married woman, Charlene Ray, a married woman and James Timothy Falkner, a married man, (herein referred to as grantor, whether one or more)** does by these presents grant, bargain, sell and convey unto, **Nicholas Schoggen, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 1, 2 and 3, in Block 2, according to the survey and map of J. W. Johnston's Addition to Columbiana, Alabama, which is recorded in the Probate Office of Shelby County, Alabama

Subject to 2010 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

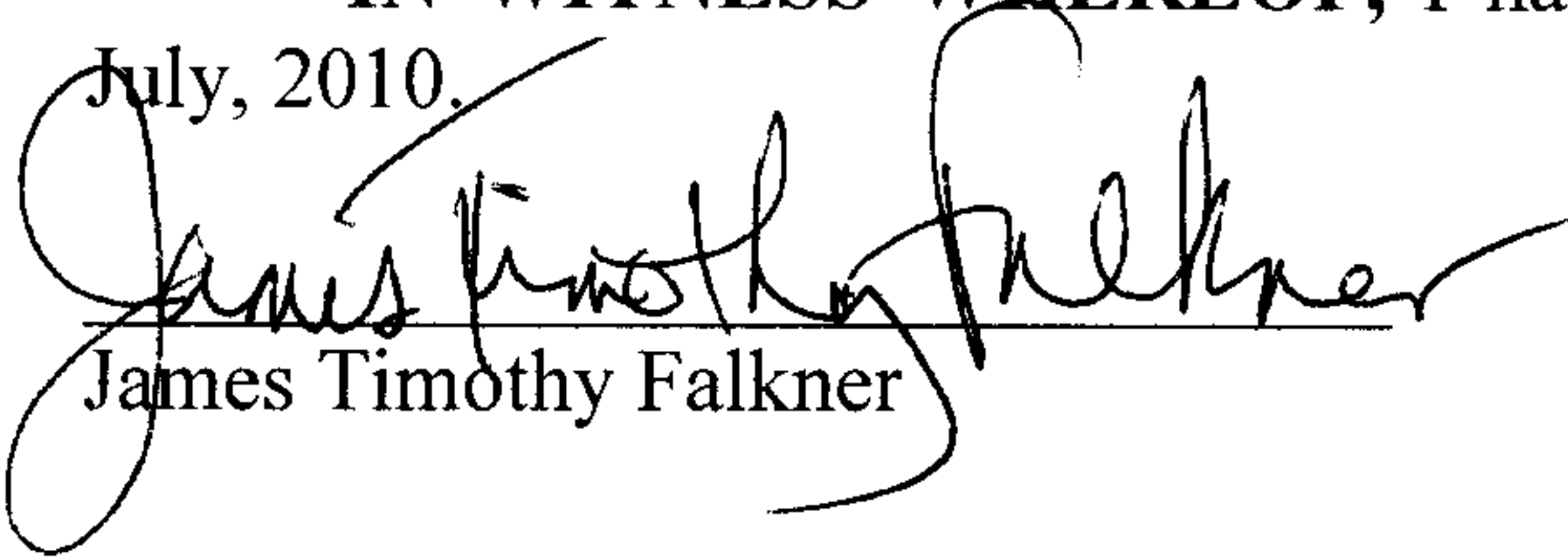
\$48,500.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

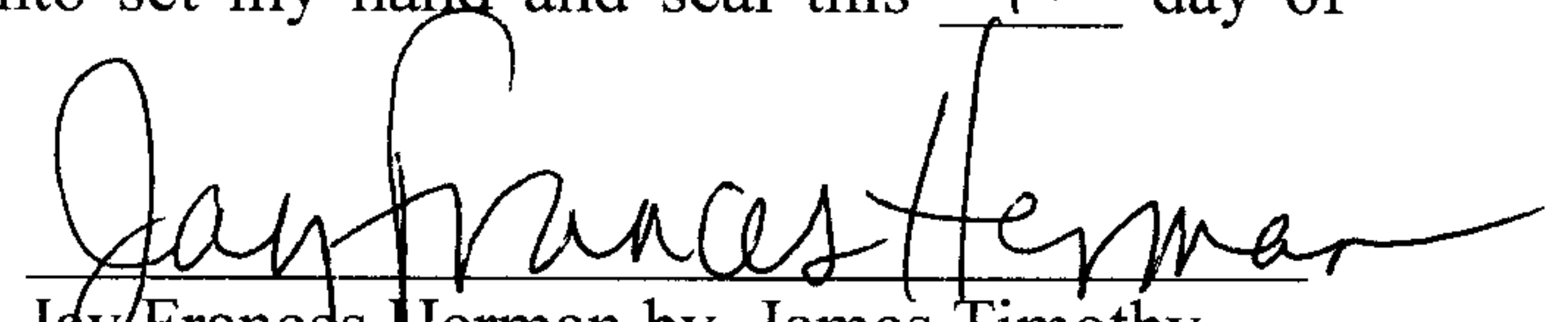
THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR THEIR RESPECTIVE SPOUSES.

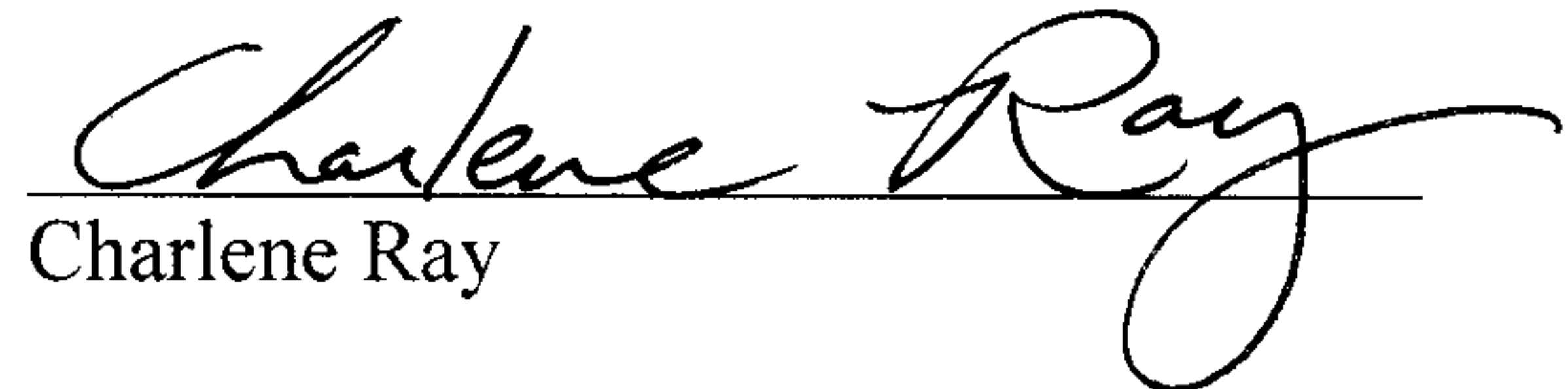
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 9th day of July, 2010.


James Timothy Falkner


Jay Frances Herman by James Timothy Falkner, Attorney in Fact under Power of Attorney recorded as Instrument # _____ in Probate Office of Shelby County, Alabama.


Charlene Ray

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, personally appeared James Timothy Falkner, individually, and as Attorney in Fact for Jay Frances Herman, whose name is signed to the foregoing conveyance, and who is known to

(SEE ATTACHED FOR ADDITIONAL NOTARY ACKNOWLEDGMENT)



20100709000219220 2/2 \$16.50
Shelby Cnty Judge of Probate, AL
07/09/2010 03:16:17 PM FILED/CERT

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 9th day of July, 2010.

My Commission Expires: 9/12/11

Celeste F. Palmer
Notary Public

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify Charlene Ray, 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 the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of July, 2010.

Celeste F. Palmer
Notary Public

My Commission Expires: 10/6/12

