

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

Send Tax Notice To: Adam N. Lucia  
272 Hughes Road  
Columbiana, AL 35051

WARRANTY DEED

20100715000225880 1/3 \$33.00  
Shelby Cnty Judge of Probate, AL  
07/15/2010 02:33:31 PM FILED/CERT

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of One Hundred Twenty Thousand dollars and Zero cents (\$120,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Wanda Jebeles and husband, Henry T. Jebeles (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Adam Lucia (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.

\$105,000.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

Wanda Jebeles and Wanda Sue Epperson Jebeles are one and the same person.  
Henry T. Jebeles, Henry Jebeles, and Henry Themos Jebeles are all one and the same person.

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 GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 14th day of July, 2010.

(SEAL) Wanda Jebeles (SEAL)  
Wanda Jebeles  
(SEAL) Henry Jebeles (SEAL)  
Henry Jebeles  
(SEAL) By Wanda Sue Epperson Jebeles Attorney in Fact (SEAL)  
By: Wanda Sue Epperson Jebeles, Attorney in  
Fact under Power of Attorney recorded in  
Instrument # 2010715000225880, in  
the Probate Office of Shelby County,  
Alabama.  
(SEAL)

STATE OF ALABAMA

} General Acknowledgment

SHELBY COUNTY

I, Mike T. Atchison, a Notary Public in and for the said County, in said State, hereby certify that Wanda Jebeles, whose name is are 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 14th day of July, 2010

My commission expires: 10/16/2012

Mike T. Atchison  
Mike T. Atchison, Notary Public



Shelby County, AL 07/15/2010  
State of Alabama  
Deed Tax : \$15.00

STATE OF ALABAMA

}

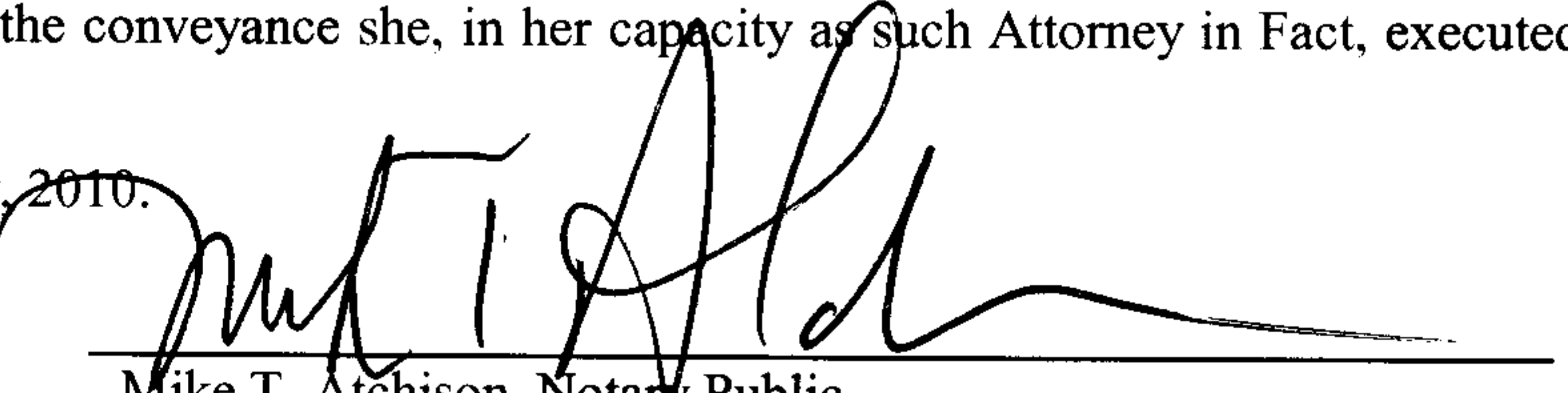
General Acknowledgment

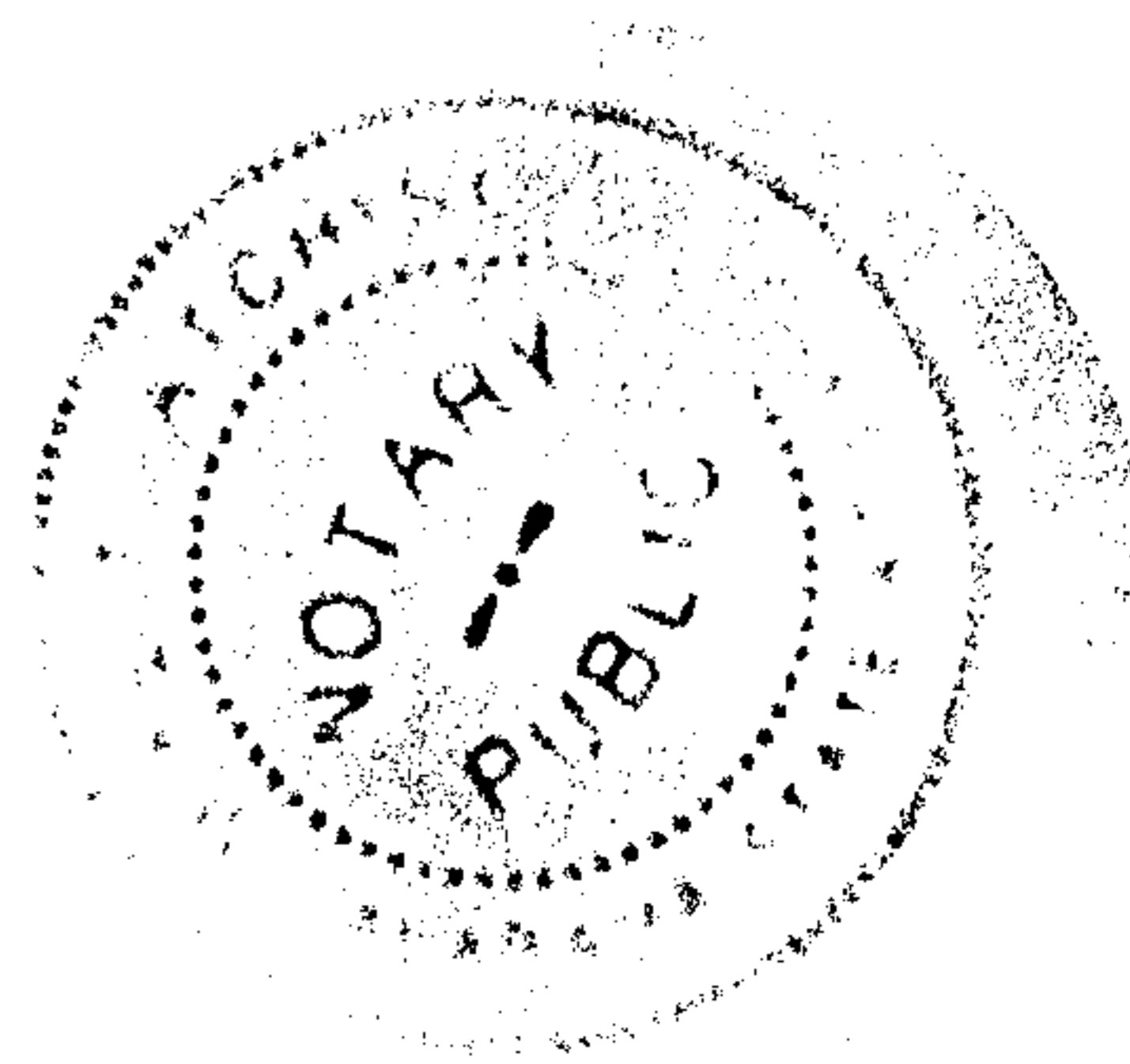
SHELBY COUNTY

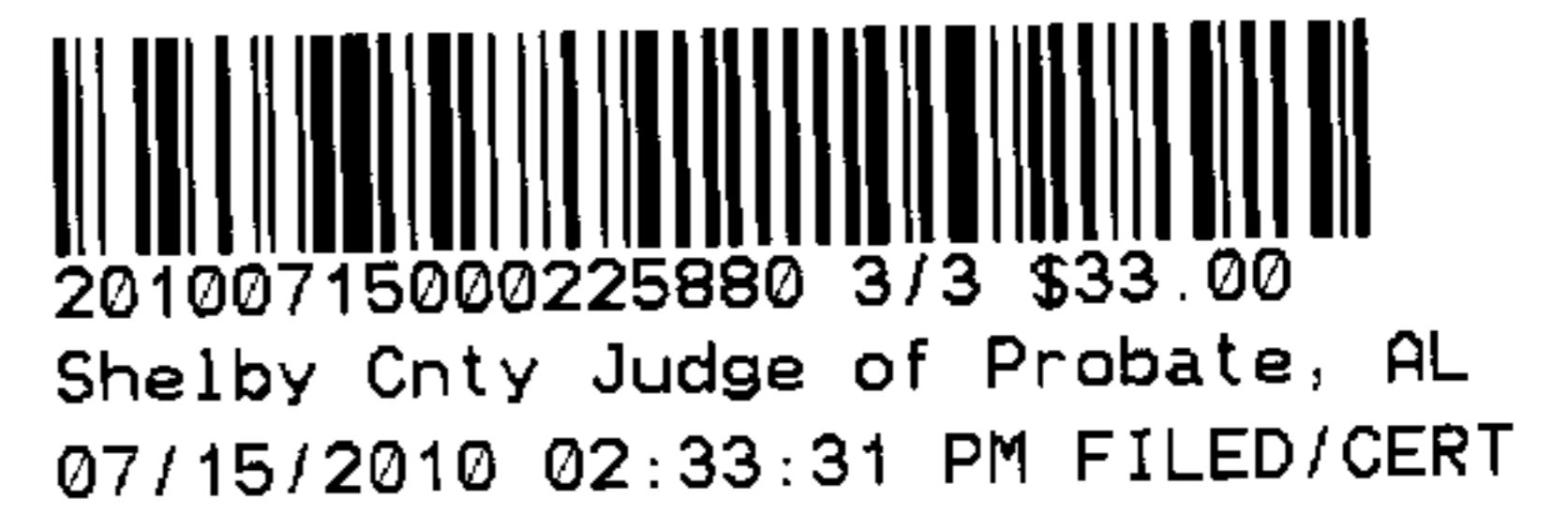
I, Mike T. Atchison, a Notary Public in and for the said County, in said State, hereby certify that Wanda Sue Epperson Jebeles, whose name as Attorney in Fact for Henry Jebeles, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she, in her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of July, 2010.

My commission expires: 10/16/2012

  
Mike T. Atchison, Notary Public





## EXHIBIT A

Begin at the NE corner of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 31, Township 20 South, Range 1 East, Shelby County, Alabama, said point being the point of beginning; thence South 01 degrees 55 minutes 00 seconds East, a distance of 237.50 feet; thence South 89 degrees 44 minutes 13 seconds West a distance of 406.50 feet; thence North 01 degrees 47 minutes 59 seconds West, a distance of 176.96 feet; thence North 89 degrees 43 minutes 38 seconds West, a distance of 250.00 feet; thence North 01 degrees 16 minutes 22 seconds West, a distance of 65.00 feet; thence South 89 degrees 40 minutes 00 seconds East, a distance of 655.56 feet to the point of beginning. Situated in Shelby County, Alabama.

According to survey of Rodney Y. Shiflett, RLS #21784, dated April 29, 2010.