

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Samantha Cheyenne Bayles Agneaux
29 April Lane
Sterrett, AL 35147

STATE OF ALABAMA)
COUNTY OF SHELBY) **GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Sixty-Eight Thousand and 00/100 (\$168,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **J & G Builders and Remodeling, Inc., an Alabama corporation**, (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Samantha Cheyenne Bayles Agneaux**, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Commence at the Southeast corner of Section 21, Township 19 South, Range 1 East, Shelby County, Alabama; Thence run West along the South boundary line of said Section 21 for 2685.19 feet; Thence turn an angle of 90 degrees 28 minutes 55 seconds to the Right and run 48.92 feet to the North right of way line of Shelby County Highway No 280 for the point of beginning; Thence continue along last said course for 232.62 feet; Thence turn an angle of 90 degrees 34 minutes 02 seconds to the Right and run 269.33 feet to the West right of way line of April Lane; Thence turn an angle of 89 degrees 16 seconds to the right and run along said West right of way line of April Lane for 232.63 feet to the North right of way line of Shelby County Highway No. 280; Thence turn an angle of 90 degrees 44 minutes to the right and run 270.0 feet along the said North right of way line of Shelby County Highway No. 280 to the point of beginning. Situated in Shelby County, Alabama.

Subject To:
Ad valorem taxes for 2011 and subsequent years not yet due and payable until October 1, 2011. Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal by its duly authorized officers on this the 15th day of **October, 2010**.

J & G Builders and Remodeling, Inc.
an Alabama corporation
By: James Hale, President
James Hale, President

By: Gloria Hale, Secretary
Gloria Hale, Secretary

AMERICAN TITLE COMPANY

