

This document prepared by:
Elizabeth A. Roland, Attorney
267 Village Parkway
Helena, AL 35080

(Description furnished by Grantors. No
survey examined and no title examination
made by this attorney)

Shelby County, AL 11/03/2010

State of Alabama

Deed Tax : \$100.00

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)



20101103000368510 1/2 \$115.00
Shelby Cnty Judge of Probate, AL
11/03/2010 01:17:12 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that, whereas, the title to the property herein-
after described is presently vested in Sean Dassau, and wife, Flo Dassau, as tenants in common, and

WHEREAS, the undersigned, Sean and Flo Dassau, desire to convert their ownership of the
said property from tenants in common ownership to the ownership thereof as individual ownership
of Flo Dassau and to her heirs and assigns forever.

NOW, THEREFORE, we, Sean Dassau and wife, Flo Dassau, for and in consideration of the
sum of One Hundred (\$100.00) Dollars, cash in hand paid, and other good and valuable
consideration, the receipt and sufficiency of which is hereby acknowledged, we, Sean Dassau and
wife, Flo Dassau, hereinafter referred to as GRANTORS, do hereby grant, bargain, sell, and convey,
unto Flo Dassau, a married woman, for and during her life together with every contingent remainder
and right of reversion, as GRANTEE, the following described property situated in Shelby County,
Alabama, to-wit:

A PARCEL OF LAND LOCATED IN THE NORTHEAST ¼ OF THE
NORTHEAST ¼, SECTION 34, TOWNSHIP 20 SOUTH, RANGE 4 WEST,
SHELBY COUNTY ALABAMA, DESCRIBED AS FOLLOWS: COMMENCE AT
THE SOUTHEAST CORNER OF SAID 1/4-1/4 SECTION RUN NORTH 86
DEGREES 43 MINUTES 34 SECONDS WEST ALONG THE SOUTH
BOUNDARY 109.42 FEET TO AN IRON, SAID POINT BEING THE POINT OF
BEGINNING; THENCE CONTINUE ON THE SAME LINE 109.42 FEET TO AN
IRON AT THE EAST BANK OF HURRICANE CREEK; THENCE RUN NORTH
46 DEGREES 16 MINUTES 14 SECONDS WEST ALONG THE EAST BANK OF
SAID CREEK 107.52 FEET; THENCE NORTH 31 DEGREES 50 MINUTES 39
SECONDS WEST ALONG SAID BANK 221.99 FEET; THENCE RUN NORTH
40 DEGREES 33 MINUTES 37 SECONDS WEST ALONG SAID BANK 154.26
FEET, THENCE RUN NORTH 29 DEGREES 17 MINUTES 50 SECONDS WEST


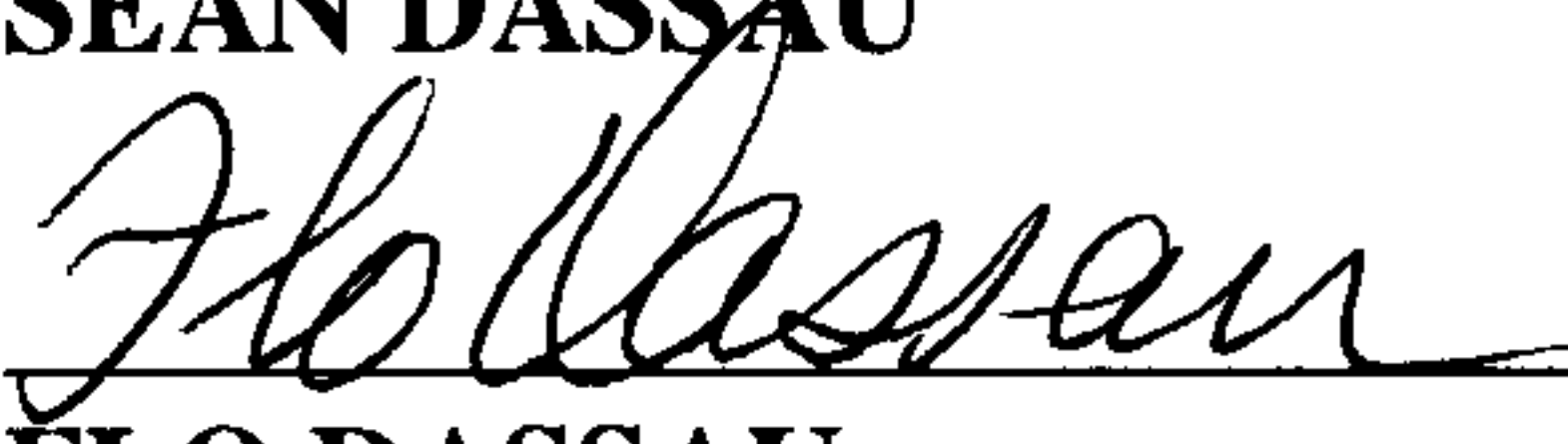
ALONG SAID BANK 191.84 FEET TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY OF SHELBY COUNTY HIGHWAY NO. 13; THENCE RUN IN A NORTHEASTERLY DIRECTION ALONG A CURVE TO THE LEFT OF SAID HIGHWAY SUBTENDED BY A CHORD BEARING NORTH 54 DEGREES 14 MINUTES 08 SECONDS EAST A DISTANCE OF 410.60 FEET TO AN IRON; THENCE RUN SOUTH 11 DEGREES 44 MINUTES 59 SECONDS EAST 810.61 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ANY OUTSTANDING MORTGAGES.

TO HAVE AND TO HOLD said premises to said Grantee and her heirs and assigns forever.

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

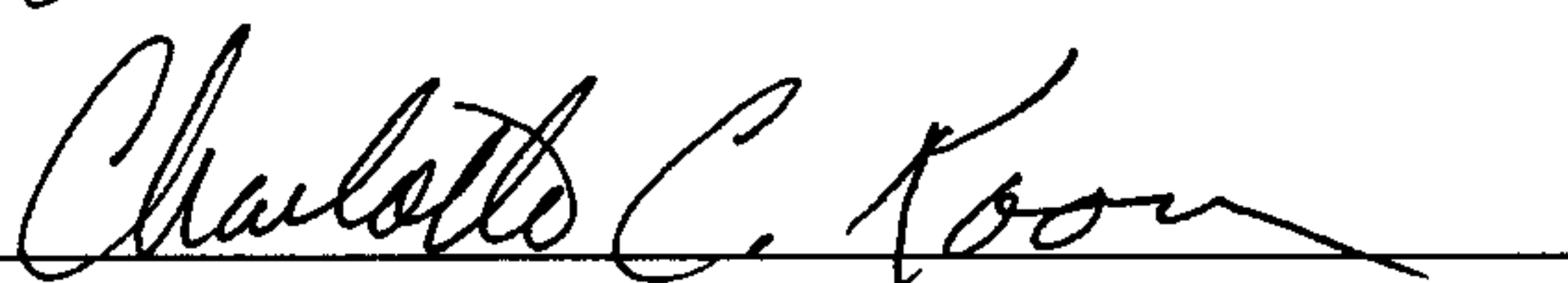
IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 28 day of October, 2010.


_____(L.S.)
SEAN DASSAU

_____(L.S.)
FLO DASSAU

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that Sean Dassau and wife, Flo Dassau, whose names are signed to the foregoing conveyance, and who 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.

Given under my hand and official seal this the 28th day of October, 2010.



Notary Public
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: May 11, 2013
BONDED THRU NOTARY PUBLIC UNDERWRITERS