

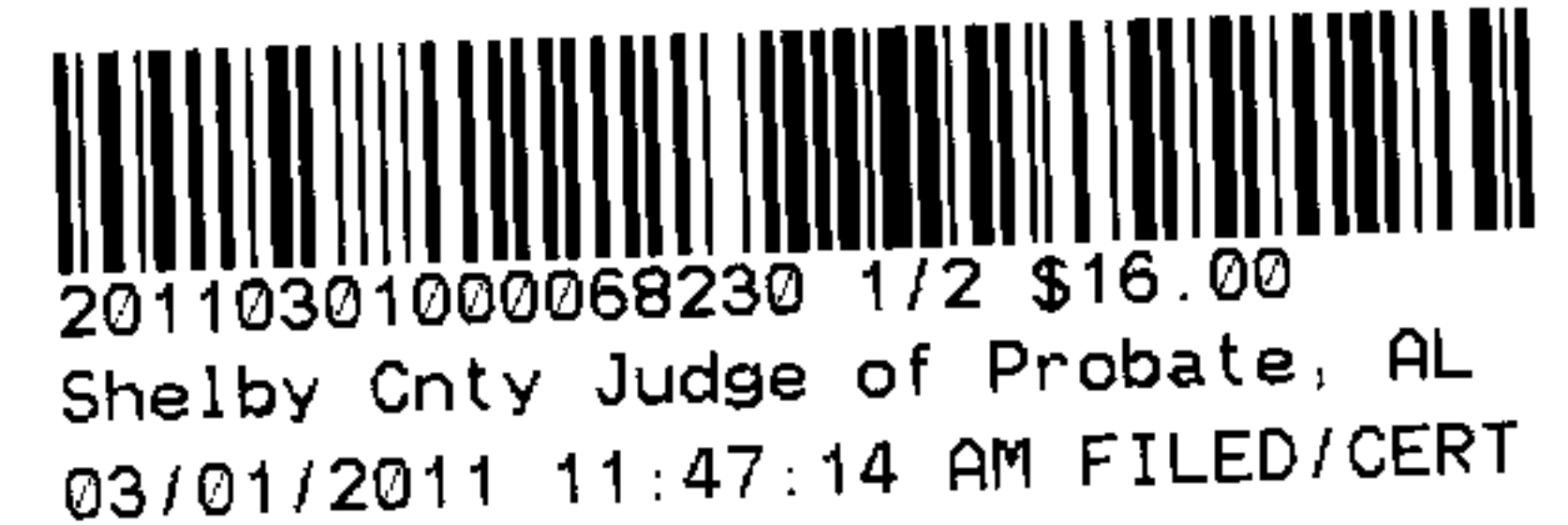
Value \$76,000 all of which
is being covered by mortgage
filed simultaneously

This instrument was prepared by:

Send Tax notice to:

Robert E. Kirby, Jr.
The Kirby Law Firm
203 Sterling Gate Lane
Alabaster, AL 35007

Phillip Zachary Edwards
270 Country Hills Road
Montevallo, AL 35115



WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of \$50.00 and other consideration to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we PHILLIP M. EDWARDS, a married man, and TAMMY M. EDWARDS, a married woman, (herein referred to as Grantors) do grant, bargain, sell and convey unto PHILLIP ZACHARY EDWARDS (herein referred to as Grantee) in fee simple and to his heirs and assigns, the following described real estate situated in SHELBY County, Alabama to-wit:

A parcel of land in the Fractional Section 27, Township 22 South, Range 3 West and the NW ¼ of the NW ¼ of Section 2, Township 24 North, Range 12 East, Shelby County, Alabama, described as follows:
Commence at the Northwest corner of Section 27, Township 22 South, Range 3 West, Shelby County, Alabama and run thence Easterly along the North line of said Section 27 a distance of 940.34 feet to a point; thence turn 105 deg. 53 min. 47 sec. to the right and run Southwesterly a distance of 146.93 feet to the point of beginning of the property being described; thence continue along last described course 139.89 feet to a point; thence run 69 deg. 21 min. 42 sec. to the left and run Southeasterly 599.43 feet to a point; thence turn 82 deg. 56 min. 31 sec. to the left and run northeasterly 250.00 feet to a point; thence turn 106 deg. 50 min. 38 sec. left and run Northwesterly 689.49 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

Property taxes for 2010 and subsequent years.

Mineral and mining rights are not insured.

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 121 Page 254; Deed 112 page 63 and Deed 133 page 493 in Probate Office.

Right(s)-of-way for road as set out by Final Record 17 page 269 in Probate Office.

Less and except any portion lying within dirt road as shown on the survey of Joseph Conn, dated March 24, 1995.

TO HAVE AND TO HOLD to the said GRANTEE in fee simple, and to his heirs and assigns.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his 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 GRANTEES, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 7th day of September, 2010.

WITNESS

Betty Sue Conpton (Seal)

Phillip M. Edwards
Phillip M. Edwards

Tracy Lynn Johnson (Seal)

Tammy M. Edwards
Tammy M. Edwards

**STATE OF ALABAMA
SHELBY COUNTY**

General Acknowledgment

I, Robert E. Kibby, Jr., a Notary Public in and for said County, in said State, hereby certify that Phillip M. Edwards + Tammy M. Edwards, 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 each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of September, A.D., 2010.

11-15-2012
My commission Expires:

[Signature]
Notary Public