

Value \$76,000⁰⁰ all of which
is being covered by mortgage
filed simultaneously

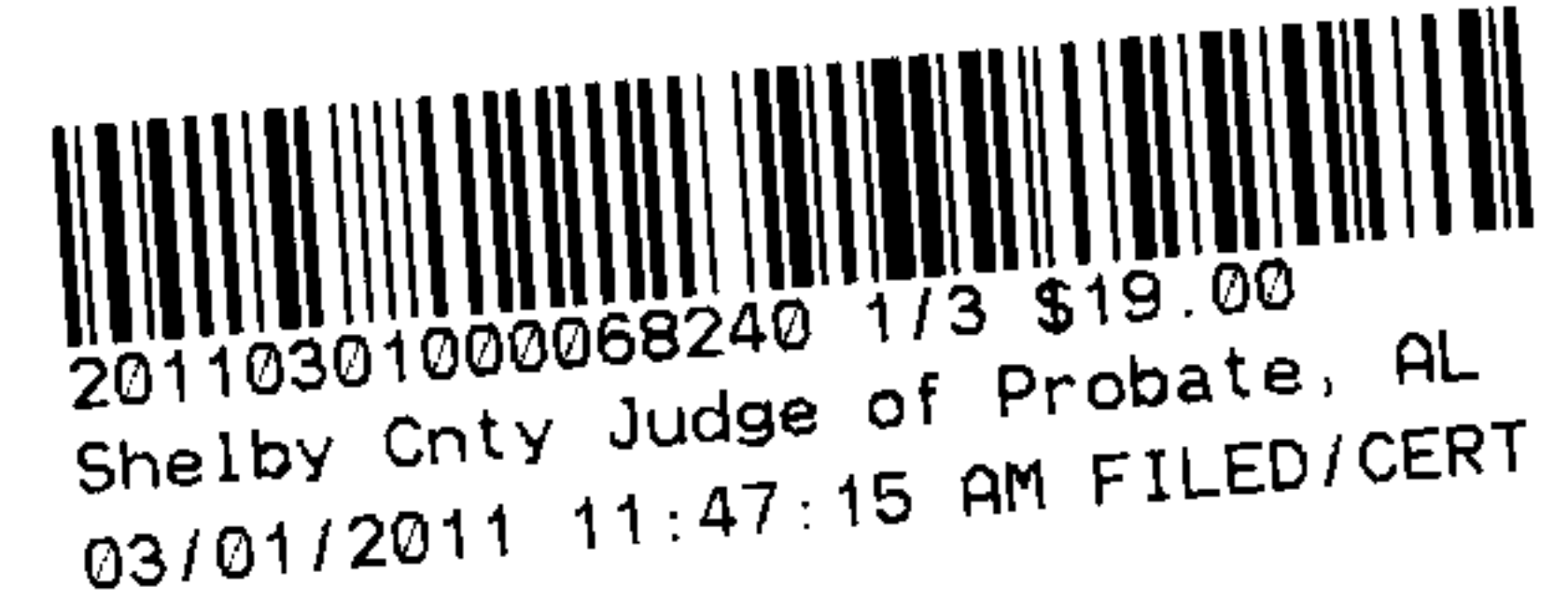
This instrument was prepared by:

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 W $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 2, Township 24 North, Range 12 East, and the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Fractional Section 27, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Northeast corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 27, Township 22 South, Range 3 West, Shelby County, Alabama and run thence Westerly along the North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section 375.50 feet to a point; thence turn 74 deg. 06 min. 13 sec. left and run Southwesterly 286.82 feet to the point of beginning of the property being described; thence turn 8 deg. 43 min. 25 sec. right and run Southwesterly 137.49 feet to a point; thence turn 20 deg. 38 min. 40 sec. left and run 253.15 feet to a point; thence turn 35 deg. 46 min. 48 sec. left and run Southeasterly 438.56 feet to a point on an existing fence line; thence turn 100 deg. 37 min. 17 sec. left and run Northeasterly along said fence line 163.95 feet to a point; thence turn 20 deg. 52 min. 15 sec. left and run Northeasterly 160.51 feet to a point; thence turn 16 deg. 45 min. 23 sec. right and run Northeasterly 192.08 feet to a point; thence turn 96 deg. 55 min. 19 sec. left and run Northwesterly 599.43 feet to the point of beginning; being situated in Shelby County, Alabama.

Along with a proposed 20 foot easement along an existing gravel drive the centerline of which is described as follows:

Commence at the Northeast corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 27, Township 22 South, Range 3 West, Shelby County, Alabama and run thence Westerly along the North line of said $\frac{1}{4}$ $\frac{1}{4}$

section 375.50 feet to a point; thence turn 74 deg. 06 min. 13 sec. left and run 286.82 feet to a point; thence turn 69 deg. 21 min. 42 sec. left and run Southeasterly 583.43 feet to a point in the centerline of an existing gravel road and the point of beginning on the centerline, of the easement being described; thence turn 96 deg. 55 min. 19 sec. right and run Southwesterly along centerline of said road 192.42 feet to a point; thence turn 16 deg. 02 min. 15 sec. left and run along centerline of said road 160.51 feet to a point; thence turn 22 deg. 27 min. 45 sec. right and run Southwesterly along centerline of said road 162.97 feet to a point on the Southernmost line of subject property and the end of required easement.

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.

Rights of others to use access easement as set out hereinabove.

Less and except any portion lying within existing gravel road as shown on the survey of Joseph Conn, dated January 23, 1996.

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.

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

WITNESS

Betty Davis Compton (Seal)

Tracy Lynn Johnson (Seal)

Phillip M. Edwards
Phillip M. Edwards

Tammy M. Edwards
Tammy M. Edwards

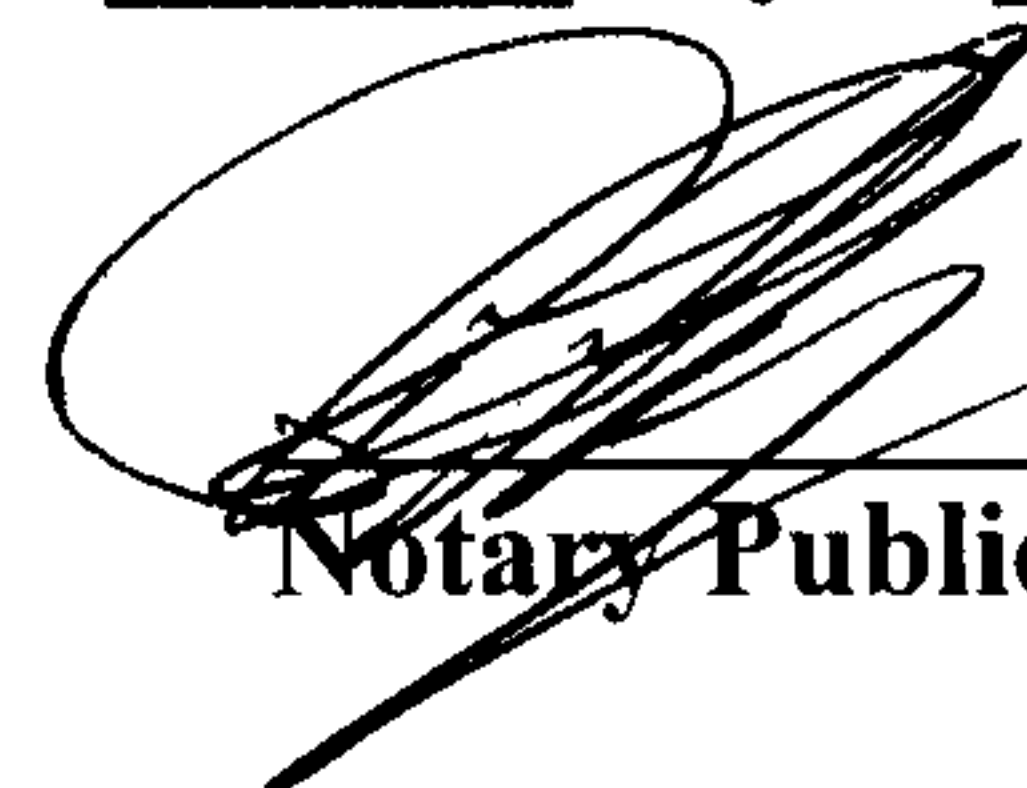
STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, Robert E. Kirby, 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 17th day of September A.D., 2010.

11-15-2012
My commission Expires:


Notary Public