

5/12, 2007
Value

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Know all men by these presents, that for and in consideration of the sum of one hundred dollars and other valuable consideration, paid by Fredrick B Berrey, Jr., to GREENTREE SERVICING LLC, non homestead property (hereinafter called "grantor"), receipt whereof is acknowledged, the said grantor does hereby grant, bargain, sell, and convey unto the said Fredrick B Berrey, Jr., (hereinafter called "grantee"), all rights, title, interest and claim in or to the following described real estate lying and being situated in SHELBY county, Alabama, to wit:

SEE EX. "A"

Subject to taxes for the year 2011 and subsequent years, easements, easements as attached or used, restrictions, home owner covenants as signed and/or recorded, reservations, rights-of-way, limitations, covenants and conditions of record or signed, if any, mineral and mining rights. Grantor also grants and guarantees all property taxes due are paid in full.

\$00.00 of the purchase price is being paid through a first mortgage to grantor, which is being recorded simultaneously herewith.

To have and to hold unto said grantee, its successors and assigns forever.

This instrument is executed with warranty and representation. There are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating indebtedness or obligation on the part of the undersigned in its individual or corporate capacity, and the undersigned expressly limits its scope of liability hereunder to the property now or hereafter held by it in the representative capacity named.

In witness where of, I/we have hereunto set my/our hand(s) and seal(s), this 5th day of May 2011.

GRANTOR (GREENTREE SERVICING LLC)

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a notary public in and for said county, in said state, hereby certify that whose name is signed to the forgoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, has executed the same.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 5th DAY OF May, 2011

NOTARY PUBLIC

Send tax Notice:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 22, 2014
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Fredrick B Berrey, Jr.
P O Box 317
Verbena, Alabama 36091



20110509000138490 1/2 \$27.50
Shelby Cnty Judge of Probate, AL
05/09/2011 11:51:29 AM FILED/CERT

Shelby County, AL 05/09/2011
State of Alabama
Deed Tax: \$12.50

EXHIBIT "A"

Commence at an iron pin found, accepted to be the Southwest corner of Lot 28 of the Property of Charles M. Mobley, as shown on a plat prepared by Norman B. DeLoach ALS#8760 dated May 2, 1983 and recorded in Map Book 6, Page 124, in the Office of the Judge of Probate, Shelby County, Alabama; thence North 90 degrees 00 minutes 00 seconds East along the South line of said Lot 28, a distance of 210.0 feet to an iron pin set at the point of beginning of the within described tract; thence North 00 degrees 00 minutes 00 seconds East, parallel with the West line of said Lot 28 a distance of 210.0 feet to an iron pin set; thence North 90 degrees 00 minutes 00 seconds East, parallel with the South line of said Lot 28, a distance of 210.0 feet to an iron pin set; thence South 00 degrees 00 minutes 00 seconds East, parallel with the West line of said Lot 28 a distance of 210.0 feet to an iron pin set on the South line of said Lot 28; thence South 90 degrees 00 minutes 00 seconds West along said South line a distance of 210.0 feet back to the point of beginning. ALSO BEING SUBJECT TO AND HAVING ACCESS TO A 20 foot (twenty) easement for ingress and egress, the centerline of which being along an existing dirt road known as Waldrop Drive being more particularly described as follows: Commence at an iron pin found accepted to be the Southwest corner of Lot 28 of the property of Charles W. Mobley, as shown on a plat prepared by Norman B. DeLoach, ALS#8760, dated May 2, 1983, and recorded in Map Book 8, Page 124, in the Office of the Judge of Probate of Shelby County, Alabama; thence North 90 degrees 00 minutes 00 seconds East along the South line of said Lot 28 a distance of 210.0 feet to an iron pin; thence North 00 degrees 00 minutes 00 seconds East, parallel with the West line of said Lot 28 a distance of 51.76 feet to the centerline of the within described 20 foot (twenty) easement for ingress and egress; thence North 87 degrees 07 minutes 31 seconds East a distance of 56.44 feet to a point of curvature; thence Easterly along the arc of said curve a distance of 121.11 feet, said curve having a radius of 775.11 feet, a central angle of 08 degrees 57 minutes 08 seconds, a chord bearing of South 88 degrees 23 minutes 56 seconds East and a chord distance of 120.98 feet; thence South 83 degrees 55 minutes 22 seconds East a distance of 106.94 feet to a point of curvature; thence Northeasterly along the arc of said curve a distance of 178.64 feet, said curve having a radius of 309.82 feet, a central angle of 33 degrees 02 minutes 13 seconds, a chord bearing of North 79 degrees 33 minutes 32 seconds East and a chord distance of 176.18 feet; thence North 63 degrees 02 minutes 25 seconds East a distance of 270.47 feet to a point of curvature; thence Northeasterly along the arc of said curve a distance of 81.16 feet, said curve having a radius of 287.89 feet, a central angle of 16 degrees 09 minutes 09 seconds, a chord bearing of North 71 degrees 07 minutes 00 seconds East and a chord distance of 80.89 feet; thence North 70 degrees 11 minutes 34 seconds East a distance of 220.74 feet to the Westerly right of way of Country Church Road. Said 20 foot (twenty) foot easement for ingress and egress intended to be 10 feet (ten) either side of and parallel with the within described centerline along an existing drive running Westerly from Country Church Road to the within described tract.