

Value \$615,706
Grantor- 3 names -- extra \$1.00
Total recording fees \$635.00



20110630000189400 1/3 \$635.00
Shelby Cnty Judge of Probate, AL
06/30/2011 08:05:28 AM FILED/CERT

SEND TAX NOTICE TO:
C. WEBB EDWARDS
102 Hartmann Drive
Suite G PMB 351
Lebanon, Tennessee 37087

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 28 day of June, 2011, by C. WEBB EDWARDS and CATHY J. EDWARDS, as Trustees of THE C. WEBB EDWARDS AND CATHY J. EDWARDS REVOCABLE TRUST DATED SEPTEMBER 2, 1997 AS AMENDED AND RESTATED ON NOVEMBER 30, 2009 (hereinafter referred to as the "Grantor") to C. WEBB EDWARDS (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on December 10, 2009, the real property described herein was conveyed by C. WEBB EDWARDS and CATHY J. EDWARDS, husband and wife, to C. WEBB EDWARDS and CATHY J. EDWARDS, as Trustees of THE C. WEBB EDWARDS AND CATHY J. EDWARDS REVOCABLE TRUST DATED SEPTEMBER 2, 1997 AS AMENDED AND RESTATED ON NOVEMBER 30, 2009, which was recorded on February 10, 2010 in the Office of the Judge of Probate of Shelby County, Alabama (Instrument #20100210000040440); and

WHEREAS, the Grantor desires through this conveyance to transfer the real property described herein into the name of the Grantee.

NOW, THEREFORE, in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey to C. WEBB EDWARDS the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to the existing easements, restrictions, set-back lines, rights of way, and limitations, if any, of record.

Subject to ad valorem taxes not yet due.

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in anyway appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises (collectively the "Subject Property").

TO HAVE AND TO HOLD unto the said Grantee, and to his heirs, executors and assigns forever.

And said Grantor hereby covenants and agrees with said Grantee, his heirs, executors, administrators and assigns, that it will warrant and defend the Subject Property against the lawful claims (unless otherwise noted above) of all persons claiming by or through the Grantor, but not otherwise.

The parties intend by the execution of this conveyance to vest title in the Subject Property to Grantee, C. WEBB EDWARDS.

THE SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal, this 28 day of June, 2011.

C. Webb Edwards

C. WEBB EDWARDS, as
Trustee of THE C. WEBB EDWARDS
AND CATHY J. EDWARDS
REVOCABLE TRUST DATED
SEPTEMBER 2, 1997 AS AMENDED
AND RESTATED ON NOVEMBER 30,
2009

Cathy J. Edwards

CATHY J. EDWARDS, as
Trustee of THE C. WEBB EDWARDS
AND CATHY J. EDWARDS
REVOCABLE TRUST DATED
SEPTEMBER 2, 1997 AS AMENDED
AND RESTATED ON NOVEMBER 30,
2009

State of California)
County of Los Angeles)
~~STATE OF ALABAMA~~
~~JEFFERSON COUNTY~~

GENERAL ACKNOWLEDGMENT

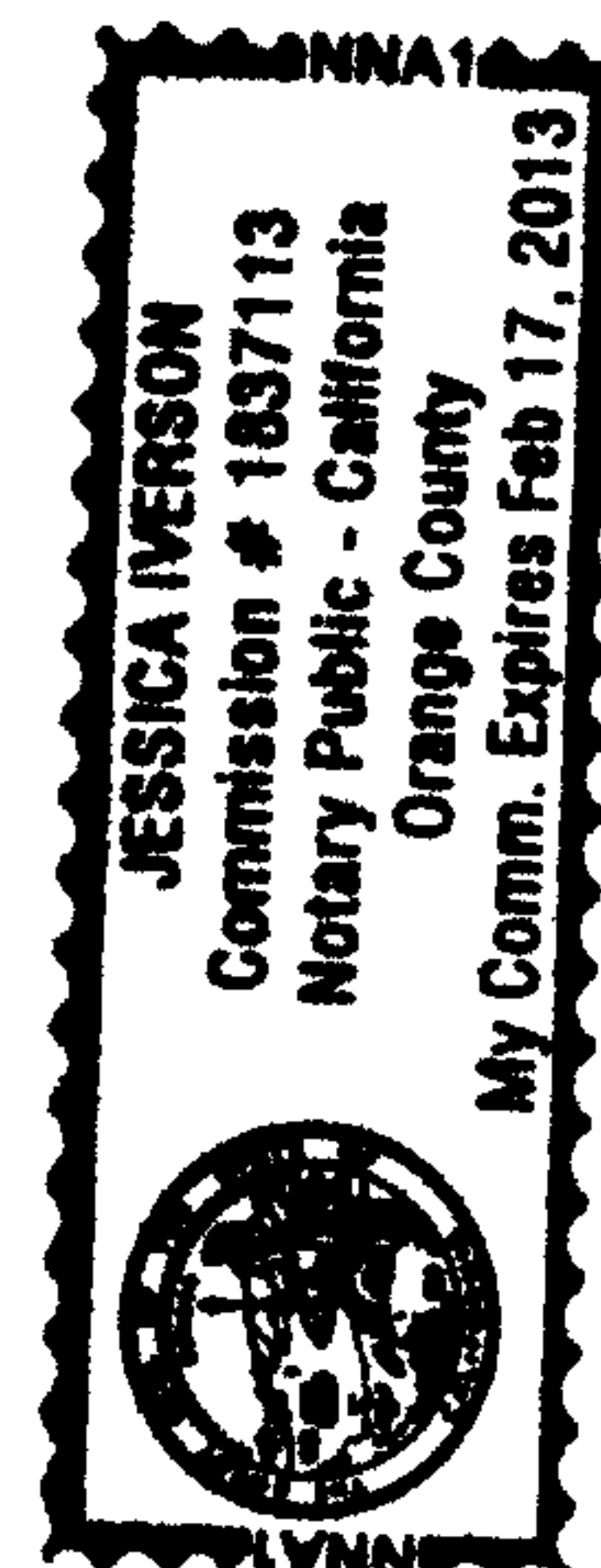
I, the undersigned Notary Public in and for said County in said State, hereby certify that C. WEBB EDWARDS, as Trustee of THE C. WEBB EDWARDS AND CATHY J. EDWARDS REVOCABLE TRUST DATED SEPTEMBER 2, 1997 AS AMENDED AND RESTATED ON NOVEMBER 30, 2009, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in such capacity, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28 day of June, 2011.

[Signature]

Notary Public

My Commission Expires: February 17, 2013



State of California)
County of Los Angeles)
~~STATE OF ALABAMA~~
~~JEFFERSON COUNTY~~

GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that CATHY J. EDWARDS, as Trustee of THE C. WEBB EDWARDS AND CATHY J. EDWARDS REVOCABLE TRUST DATED SEPTEMBER 2, 1997 AS AMENDED AND RESTATED ON NOVEMBER 30, 2009, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, in such capacity, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28 day of June, 2011.

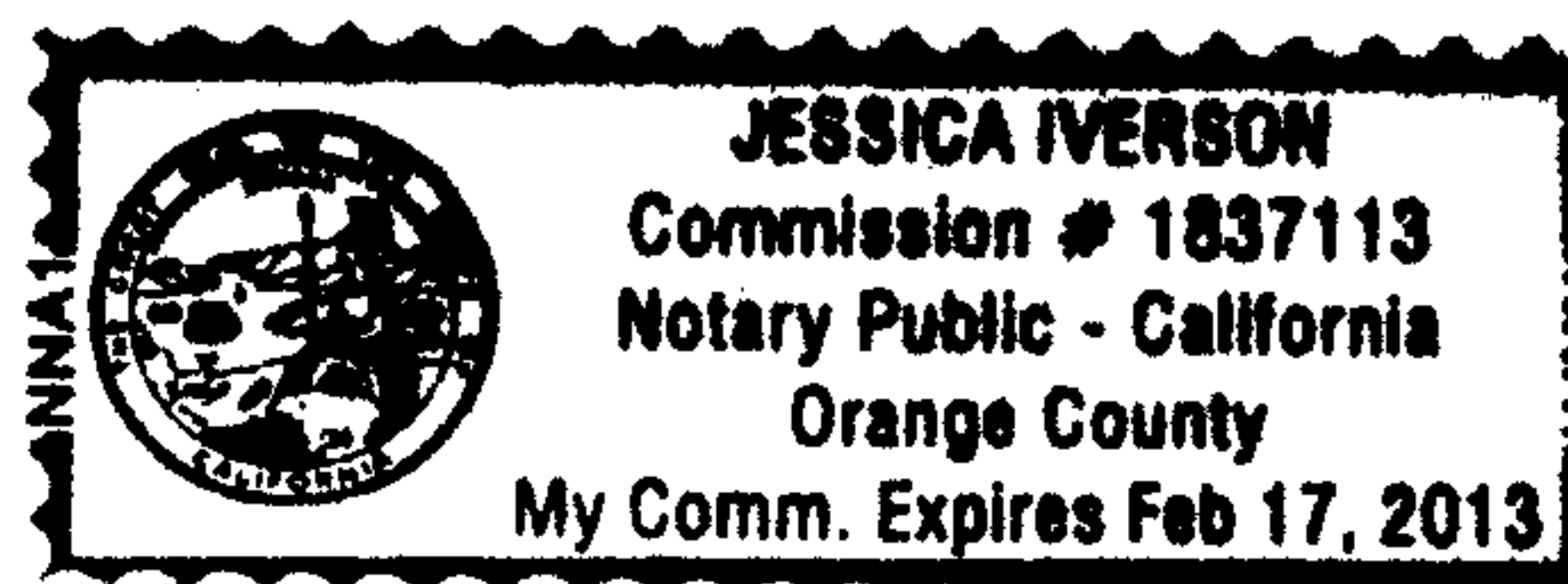
[Signature]

Notary Public

My Commission Expires: February 17, 2013

THIS INSTRUMENT PREPARED (WITHOUT
THE BENEFIT OF A TITLE SEARCH) BY:

Nancy C. Hughes
Hughes & Scalise, PC
600 Luckie Drive, Suite 310
Birmingham, AL 35223
(205) 871-0300





20110630000189400 3/3 \$635.00
Shelby Cnty Judge of Probate, AL
06/30/2011 08:05:28 AM FILED/CERT

EXHIBIT "A"

PARCEL ONE

A parcel of land situated in the West $\frac{1}{4}$ of Section 9, Township 22 South, Range 3 West, Shelby County, Alabama; being more particularly described as follows:

Beginning at an iron found at the Northwest corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 9, Township 22 South, Range 3 West; thence South 0 degrees 53 minutes 50 seconds East a distance of 632.51 feet to a 1 inch x 1 inch angle iron found; thence South 0 degrees 07 minutes 43 seconds West a distance of 647.56 feet to a capped rebar set; thence North 85 degrees 49 minutes 45 seconds West a distance of 257.70 feet to a capped rebar set; thence following the curvature thereof an arc distance of 337.36 feet to a capped rebar set (said arc having a chord bearing of North 87 degrees 48 minutes 03 seconds West, a counterclockwise direction, a chord distance of 337.17 feet and a radius of 2902.09 feet); thence North 21 degrees 43 minutes 30 seconds East a distance of 463.06 feet to a capped rebar set (said arc having a chord bearing of North 13 degrees 58 minutes 01 seconds East, a counterclockwise direction, a chord distance of 860.08 feet and a radius of 3078.46 feet); thence North 6 degrees 33 minutes 19 seconds East a distance of 789.69 feet to a $\frac{1}{4}$ inch pipe found; thence South 87 degrees 08 minutes 57 seconds East a distance of 117.95 feet to a crimp pipe found; thence South 0 degrees 26 minutes 14 seconds West a distance of 209.43 feet to a rebar found; thence South 0 degrees 01 minutes 55 seconds East a distance of 586.10 feet to the point of beginning.

PARCEL TWO

A parcel of land in the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 9, Township 22 South, Range 3 West, situated in Shelby County, Alabama; more particularly described as follows:

Beginning at the Northwest corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 9, Township 22 South, Range 3 West, Shelby County, Alabama and run thence South 00 degrees 23 minutes 28 seconds East along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 550.87 feet to a steel corner in the centerline of an existing dirt roadway; thence continue last described course a distance of 81.44 feet to a found steel rebar corner; thence run South 89 degrees 37 minutes 21 seconds East a distance of 875.00 feet to a set steel rebar corner; thence run North 00 degrees 23 minutes 28 seconds West a distance of 632.30 feet to a set steel rebar corner; thence run North 89 degrees 37 minutes 21 seconds West along the North line of same said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 876.00 feet to the point of beginning.

Shelby County, AL 06/30/2011
State of Alabama
Deed Tax: \$616.00