

This instrument was prepared by:

Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To:

William and Jeanne Christie Family Trust
24521 Chanalea
Mission Viejo CA
92691-4822

WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Three Hundred Forty Three Thousand dollars and Zero cents (\$343,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Ronald D. Nesbitt and wife Jennifer C. Nesbitt (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto William Patrick Christie and Daphne Jean Christie as trustees of William and Jeanne Christie Family Trust (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2011 and subsequent years, easements, restrictions, rights of way, and permits of record.

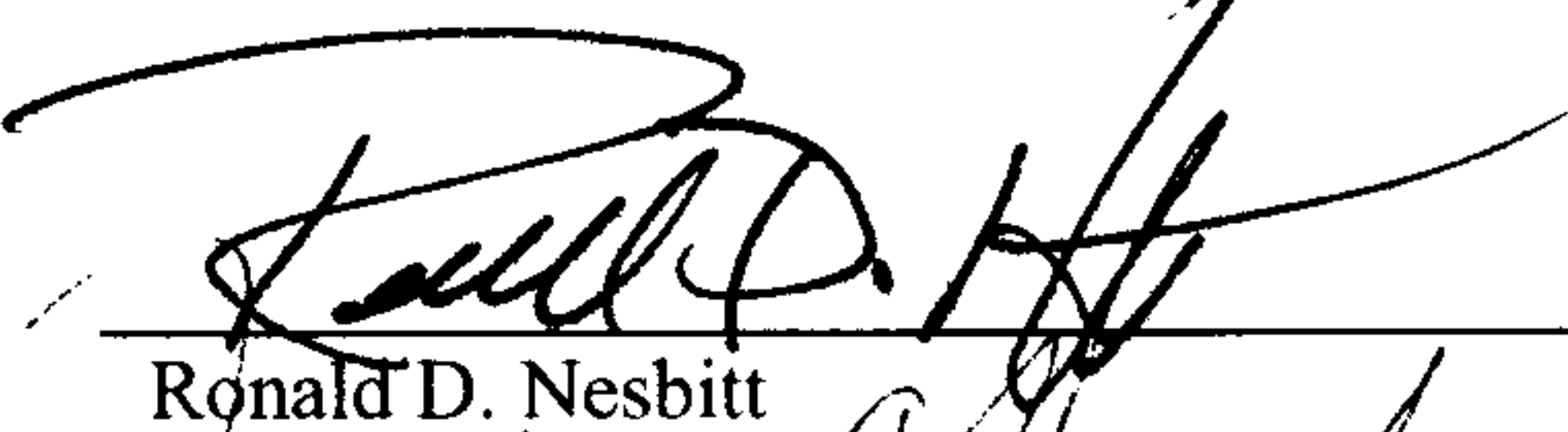
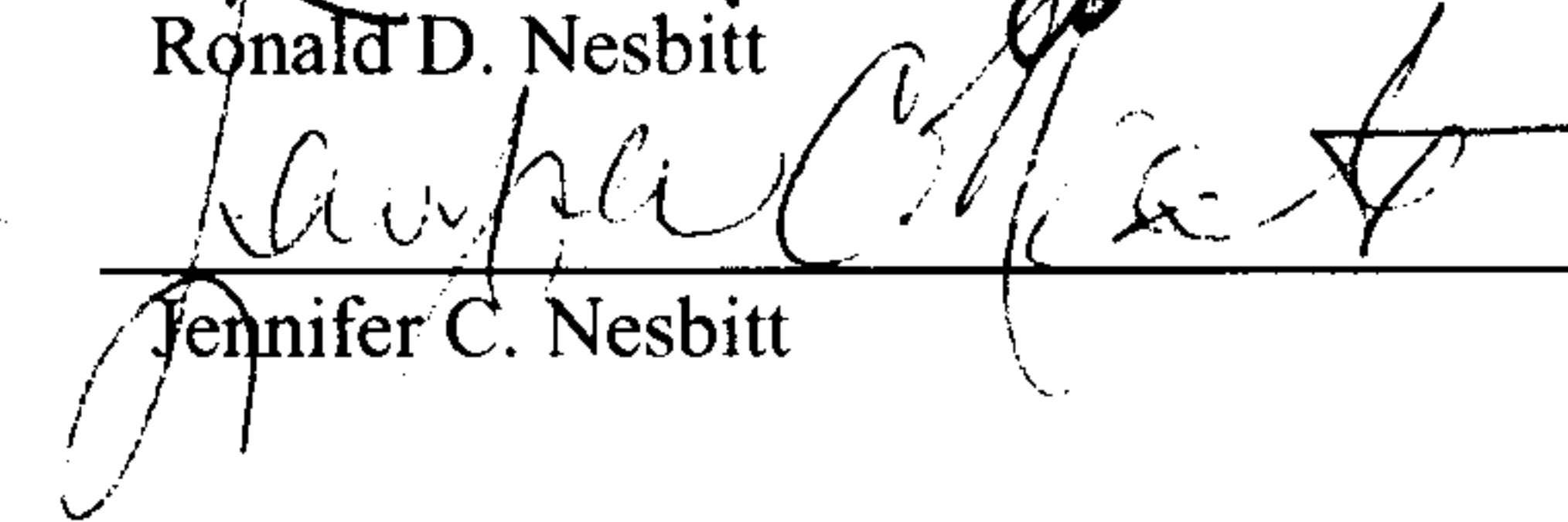
\$0.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 20th day July, 2011.

_____	(SEAL)		_____	(SEAL)
_____	(SEAL)	Ronald D. Nesbitt	_____	(SEAL)
_____	(SEAL)		_____	(SEAL)
_____	(SEAL)	Jennifer C. Nesbitt	_____	(SEAL)
			_____	(SEAL)

STATE OF ALABAMA

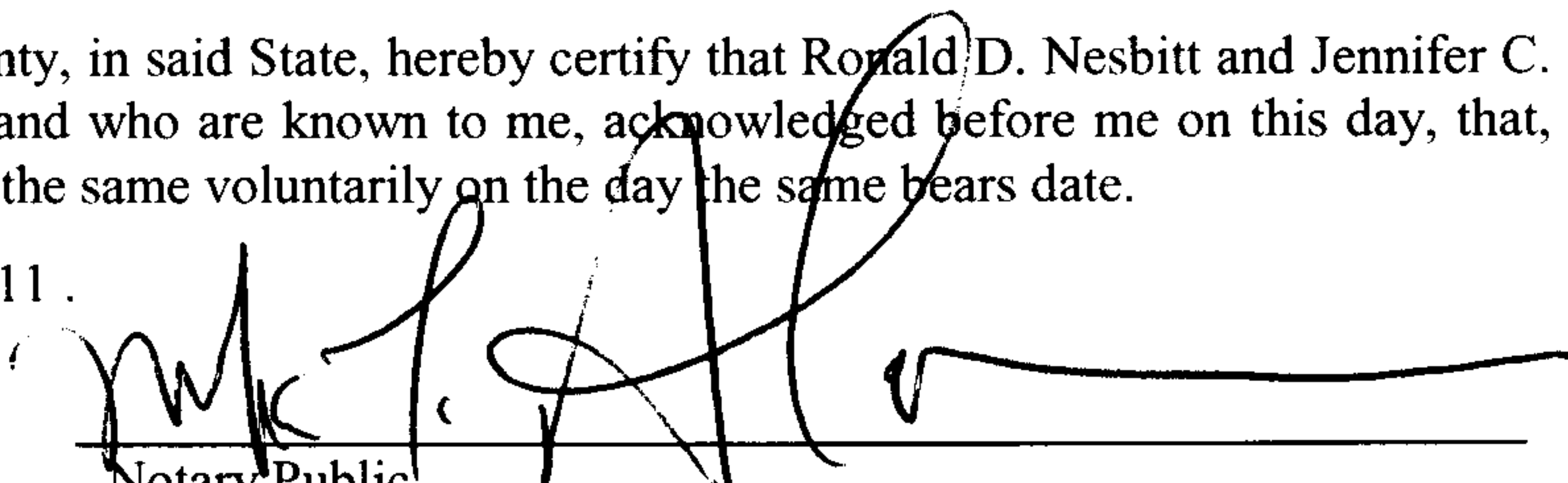
} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Ronald D. Nesbitt and Jennifer C. Nesbitt 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 20th day July, 2011 .

My Commission Expires: 10-16-12



Notary Public


20110726000216740 1/2 \$358.00
Shelby Cnty Judge of Probate, AL
07/26/2011 02:11:48 PM FILED/CERT

Shelby County, AL 07/26/2011
State of Alabama
Deed Tax: \$343.00

EXHIBIT A

A parcel of land in the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 2, Township 22 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

From the Northwest corner of the Northwest $\frac{1}{4}$ of Northeast $\frac{1}{4}$ of Section 2, proceed East along the North boundary of Section 2 for a distance of 325.51 feet to the point of beginning of property herein described; from said point of beginning continue East along the North boundary line of said Section 2, a distance of 325.51 feet; thence turn an angle of 88 degrees 07 minutes 12 seconds right and proceed South along the East boundary of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, for a distance of 1271.09 feet to a point on the North right of way of Shelby County Highway 42; thence turn an angle of 87 degrees 22 minutes 10 seconds right and run West along said right of way line a distance of 326.15 feet; thence turn an angle of 92 degrees 39 minutes 06 seconds right and proceed North along the West boundary of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 1296.75 feet to the point of beginning.

