

Send tax notice to: Margaret Boggan, 133 Twin Oaks Circle, Chelsea, Al. 35043

This instrument was prepared by: Duell Hunt, LLC, 2803 Greystone Commercial Blvd.,
Birmingham, Al. 35242

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One hundred eighty-six thousand and no/100 (\$186,000.00) Dollars** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Joseph Sherman, a married man individually and as Personal Representative and as Trustee of the Estate of Wolfgang Dachale, deceased; Probate Case No. PR-2010-000649 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

MARGARET BOGGAN

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

Subject to: All easements, restrictions and rights of way of record.

\$148,800 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

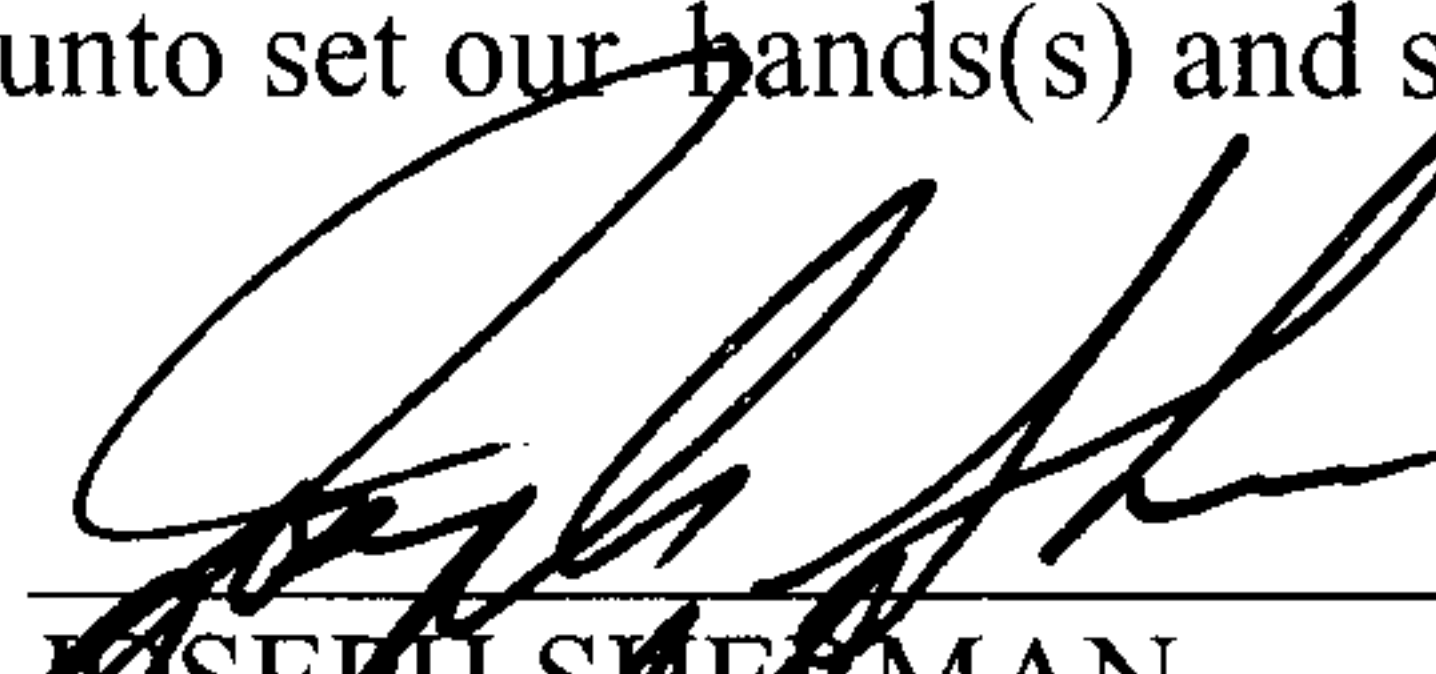
Grantor is a married man, however, this property is not the homestead of the Grantor or his spouse.

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

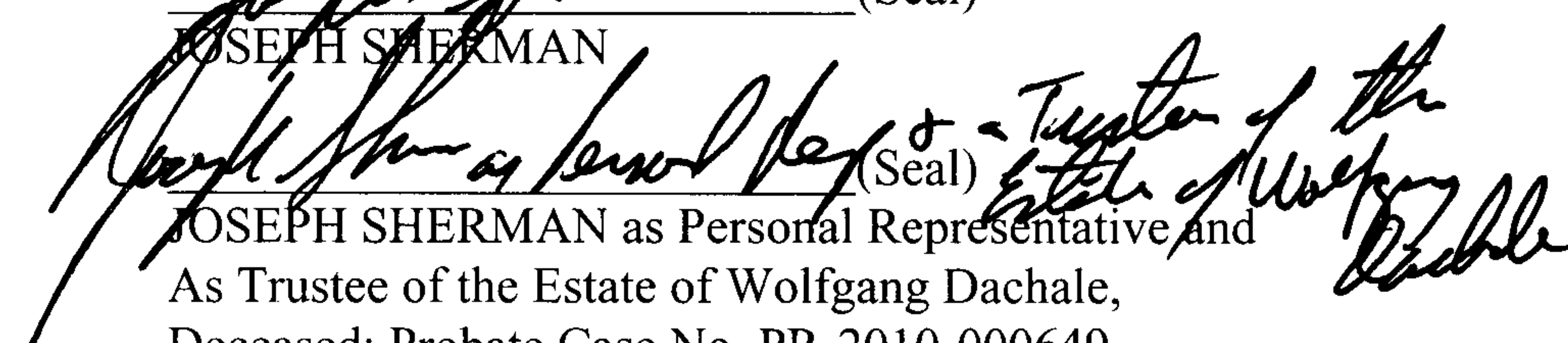
And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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 persons.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 15th day of August, 2011.


20110817000242790 1/3 \$55.50
Shelby Cnty Judge of Probate, AL
08/17/2011 02:54:20 PM FILED/CERT



JOSEPH SHERMAN (Seal)

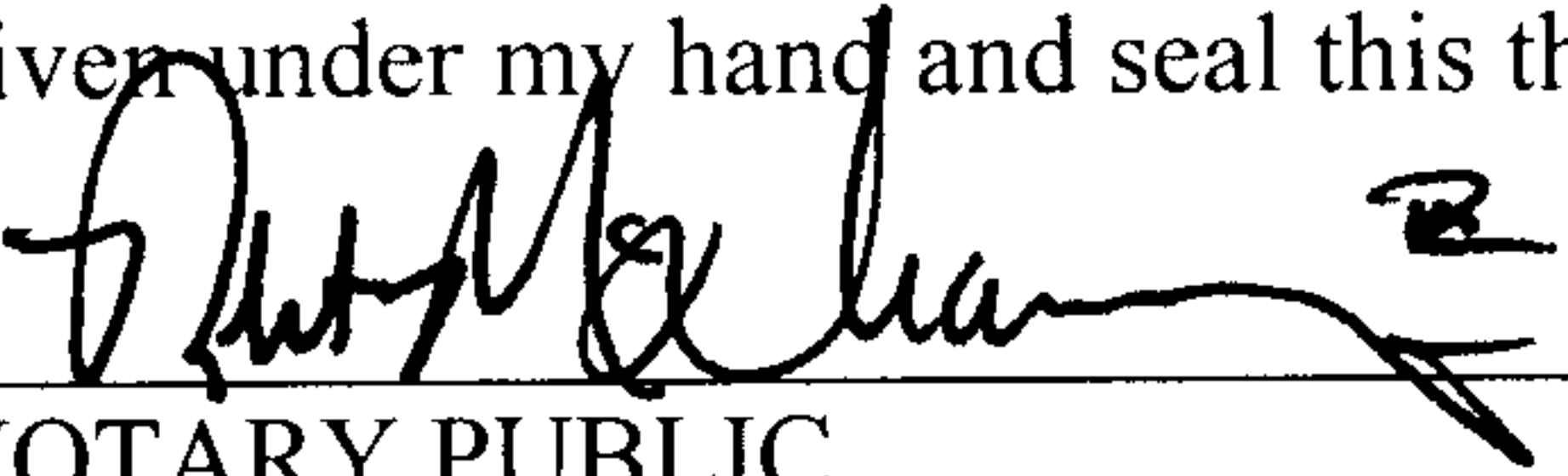


JOSEPH SHERMAN as Personal Representative and
As Trustee of the Estate of Wolfgang Dachale,
Deceased; Probate Case No. PR-2010-000649

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph Sherman as Personal Representative and as Trustee of the Estate of Wolfgang Dachale, deceased Probate Case No. PR-2010-000649 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 his capacity as Personal Representative and as Trustee of the

Estate of Wolfgang Dachale, executed the same voluntarily on the day the same bears date.
Given under my hand and seal this the 15th day of August, 2011.

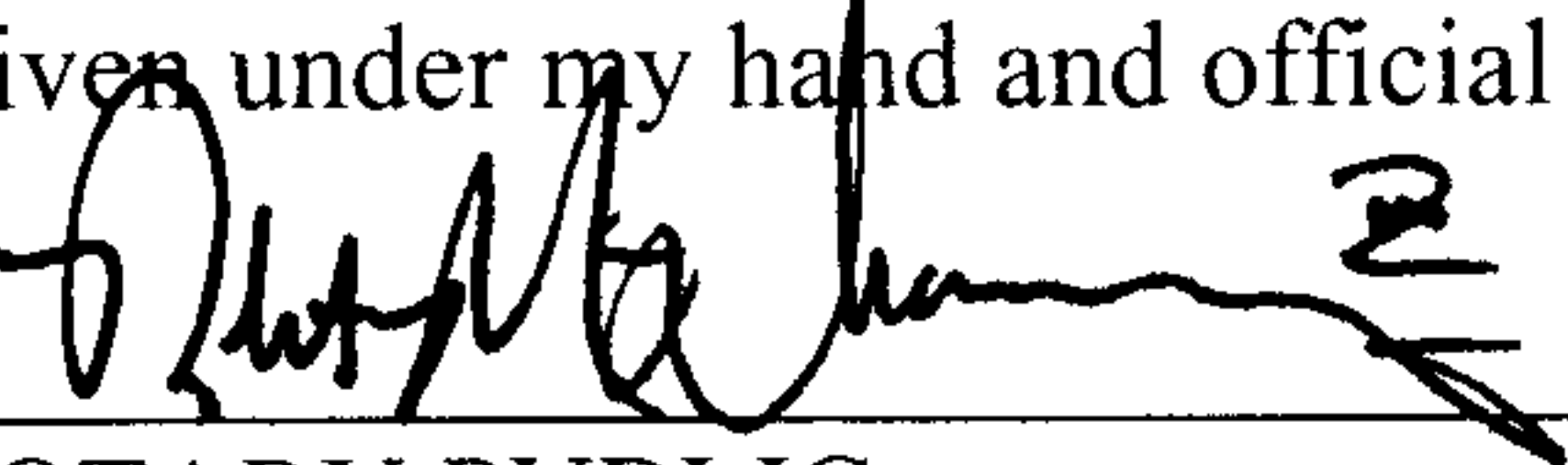


NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/5/2013

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Joseph Sherman, a married man 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of August, 2011.



NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/5/2013

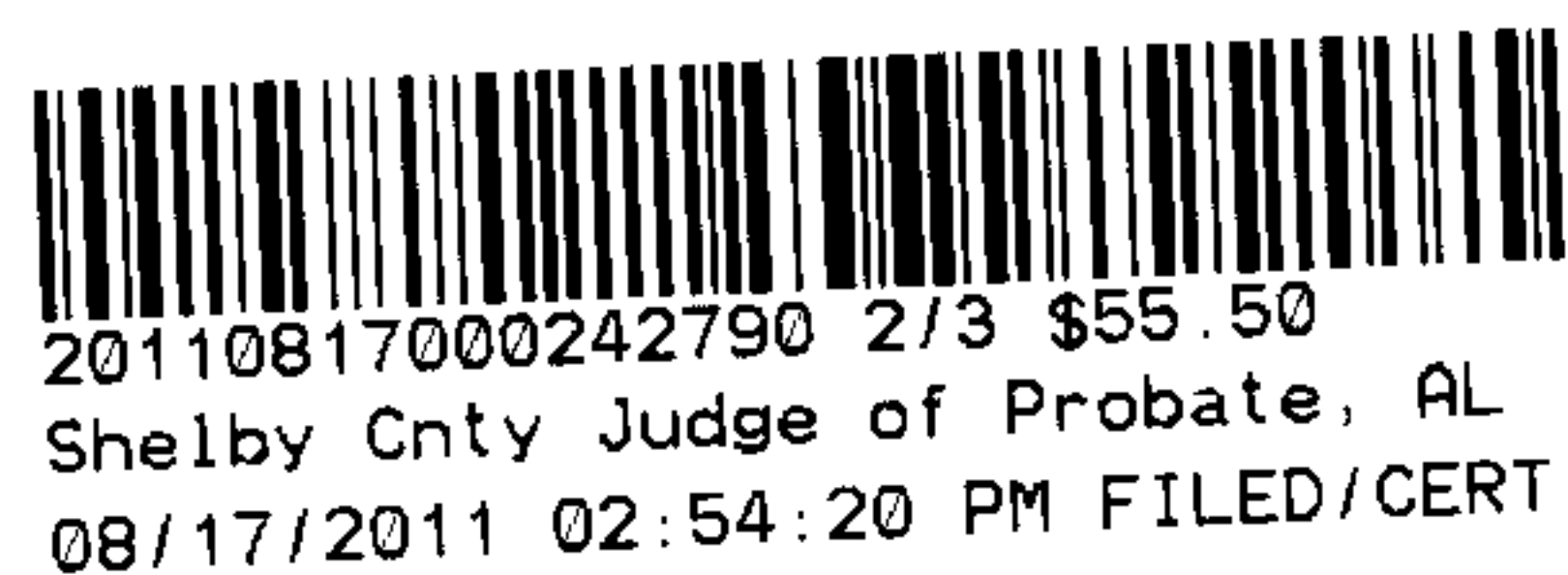


EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

Lot 16, of Twin Oaks, as recorded in Map Book 22 page 108 in the Office of Shelby County, Alabama. Also, part of Lot 15, of Twin Oaks, as recorded in Map Book 22 page 108 in the Office of the Judge of Probate of Shelby County, Alabama, more particularly as follows: Begin at the Northeast corner of said Lot 15, said point also being on the Southerly right of way line of Twin Oaks Circle; thence in a Southeasterly direction along the Northeasterly line of said Lot 15, a distance of 174.28 feet to the Southeasterly corner of said Lot 15, thence 164 degrees 27 minutes 46 seconds right, in a Northwesterly direction a distance of 84.75 feet; thence 25 degrees 58 minutes 44 seconds right, in a Northwesterly direction a distance of 44 feet; thence 6 degrees 11 minutes 01 seconds right, in a Northwesterly direction a distance of 51.49 feet to the point of beginning; being situated in Shelby County, Alabama.

