

This instrument is prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Oscar B. Liddell
929 Paradise Point Dr
Columbiana, AL 35051



20110829000255020 1/2 \$55.00
Shelby Cnty Judge of Probate, AL
08/29/2011 01:34:52 PM FILED/CERT

WARRANTY DEED

Shelby County, AL 08/29/2011
State of Alabama
Deed Tax:\$40.00

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Thirty-Nine Thousand Nine Hundred And No/100 Dollars (\$39,900.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Karen M. Hennecy, Personal Representative of the Estate of Victoria Otzenberger Teal, deceased, Shelby County, Alabama, Probate Case #PR-2010-000079 (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Oscar B. Liddell and Terry L. Liddell (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in County, Alabama.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

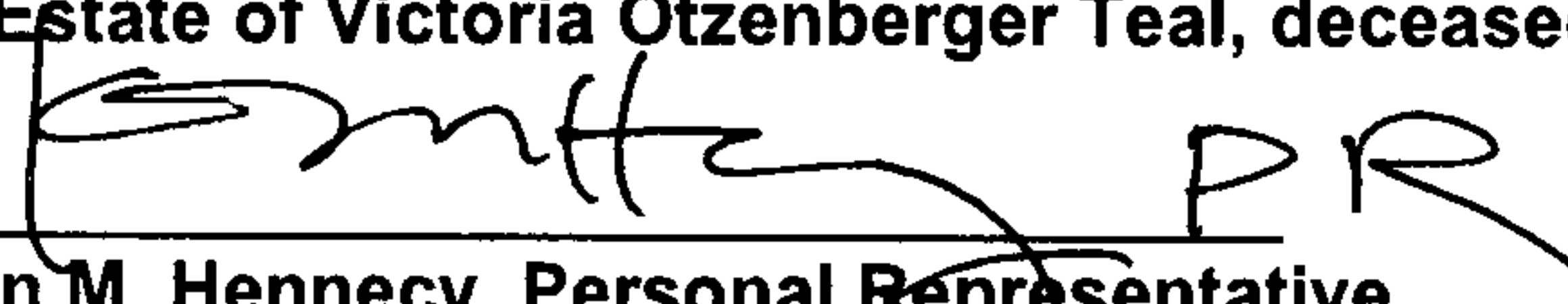
No Dollars And No/100 Dollars (\$0.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Victoria Otzenberger Teal is one and the same person as Victoria O. Teal, grantee in that certain limited warranty deed recorded in Instrument #2001-10725, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

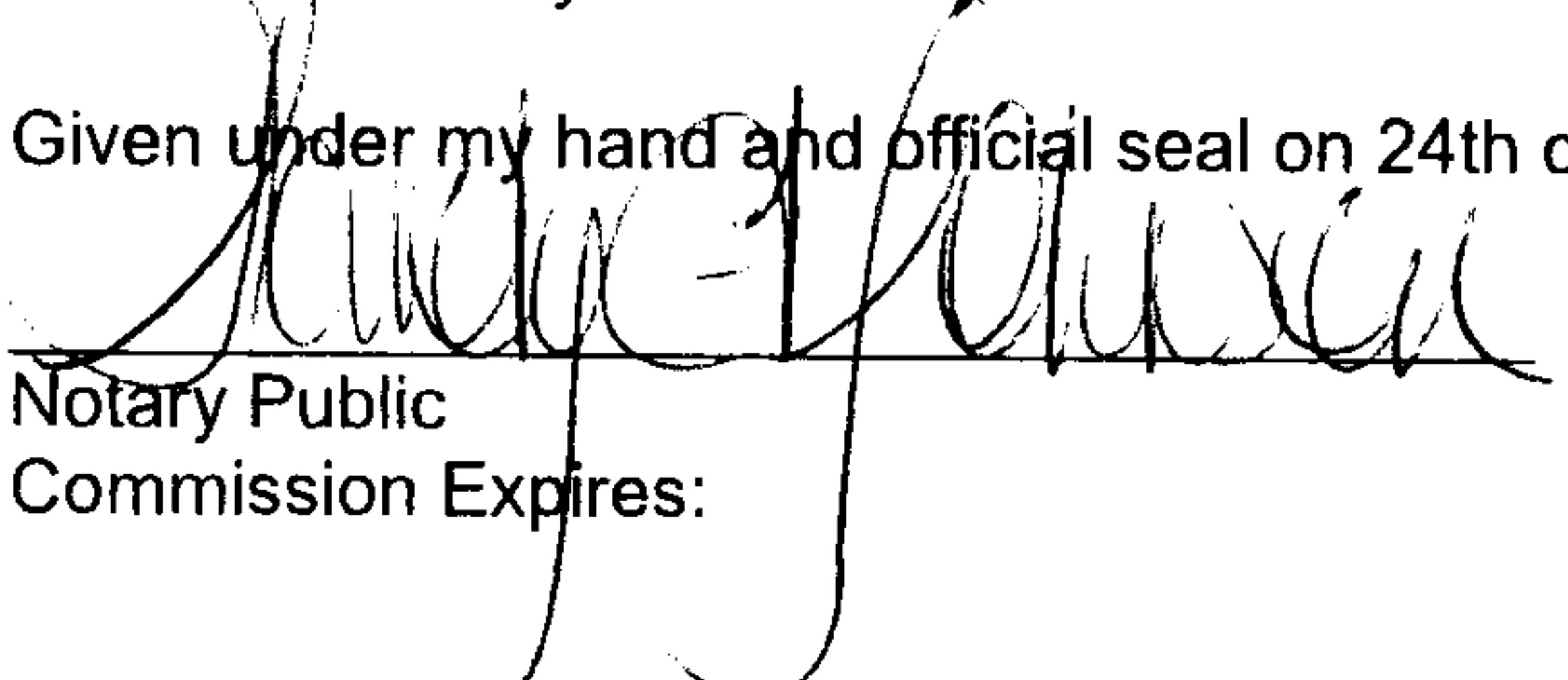
IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on August 24, 2011.

The Estate of Victoria Otzenberger Teal, deceased
BY: 
Karen M. Hennecy, Personal Representative

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Karen M. Hennecy, Personal Representative of the Estate of Victoria Otzenberger Teal, deceased, 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 executed the same voluntarily and as the act of said Estate on the day the same bears date.

Given under my hand and official seal on 24th day of August, 2011.


Notary Public
Commission Expires:

FILE NO.: TS-T100715

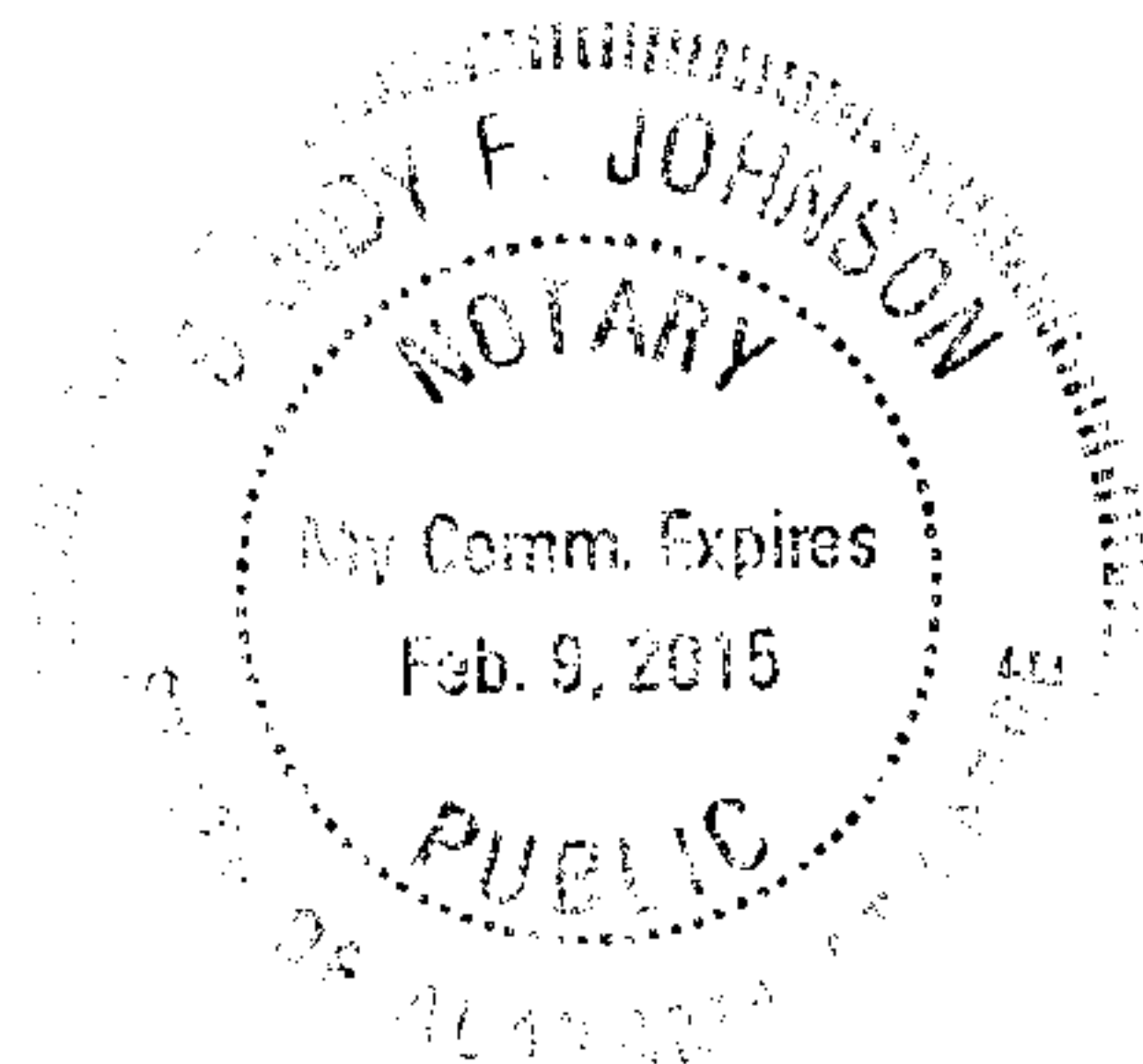


EXHIBIT "A"

the property situated in the NW 1/4 of the SE 1/4 of Section 35, Township 20 South, Range 1 West and being more particularly described as follows:

COMMENCE AT THE NW CORNER OF SAID 1/4-1/4 AND RUN NORTH 89 DEG. 12 MIN. 54 SEC. EAST ALONG THE NORTH LINE OF SAID 1/4-1/4 216.07 FEET; THENCE, RUN SOUTH 0 DEG. 02 MIN. 40 SEC. EAST 195.76 FEET TO THE SOUTHERLY RIGHT OF WAY OF SHELBY COUNTY ROAD NO. 446 AND THE POINT OF BEGINNING; THENCE, CONTINUE SOUTH 0 DEG. 02 MIN. 40 SEC. EAST 204.24 FEET; THENCE RUN SOUTH 89 DEG. 12 MIN. 57 SEC. WEST 216.07 FEET TO THE WEST LINE OF SAID 1/4-1/4; THENCE, RUN NORTH 0 DEG. 02 MIN. 41 SEC. WEST ALONG SAID WEST LINE 99.97 FEET TO THE SOUTHERLY RIGHT OF WAY OF SAID SHELBY COUNTY ROAD NO. 446, SAID RIGHT OF WAY BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 123.07 FEET AND A DELTA OF 27 DEG. 58 MIN. 02 SEC.; THENCE, TURN RIGHT AND RUN ALONG SAID CURVE 60.07 FEET TO THE PT OF SAID CURVE; THENCE RUN NORTH 66 DEG. 07 MIN. 20 SEC. EAST ALONG SAID RIGHT OF WAY 94.12 FEET TO THE PC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 172.46 FEET AND A DELTA OF 24 DEG. 21 MIN. 25 SEC.; THENCE, RUN ALONG SAID CURVE 73.31 FEET TO THE POINT OF BEGINNING.