

Send Tax Notice to:

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twelve Thousand Dollars and No/00 (\$ 12,000.00) and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, we, Tammy M. Campbell and Amanda D. Douglass, now married Amanda D. Tucker is the same woman, joint owners, grant, bargain, sell and covey unto, David Rodriguez Jr. the following described real estate, situated in: SHELBY County, Alabama, described as follows:

A part of the NW1/4 of NW1/4 of Section 15, Township 21, Range 3 West, and described as follows: Commence at the NW corner of Section 15, Township 21, Range 3 West, thence run Easterly along the North line of Section 15, a distance of 815 feet; thence south and parallel with the West line of that property owned by deceased Herman Ray Rollan, surviving wife Ruby Rollan (as recorded in Map Book 347, Page 513 in the Office of the Judge of Probate of Shelby County, AL) a distance of 200 feet to the point of beginning: thence continue South on said course 200 feet, more or less; thence West and parallel with the North line of said forty acres a distance of 130 feet, more or less; thence North and parallel with the West line of said forty acres 180 feet, more or less; thence East to a point 12 feet; thence North/Northeasterly to a point 20 feet; more or less; thence East and parallel with the North line of said forty acres 130 feet, more or less; to the point of beginning, containing ½ acre, more or less, subject to easements and rights of way. Together with an easement for ingress and egress over the existing road through the property of Hazel Duncan Wallace and Teresa G. Overton from County Road 26 West to the Northern property line of the property described herein. Subject further to an easement for ingress and egress over the existing road through the above-described property for the benefit of Herman Ray Rollan's heirs and assigns.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

No Liability is assumed for possible unfilled mechanics' and materialmen's liens, rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of ground, or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.

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

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

This property constitutes no part of the homestead of the grantor, of his/her spouse.



20110907000264160 1/2 \$28.00
Shelby Cnty Judge of Probate, AL
09/07/2011 10:39:58 AM FILED/CERT

Shelby County, AL 09/07/2011
State of Alabama
Deed Tax: \$12.00

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1 day of Sept., 2011.

Tammy M. Campbell

Amanda D. Tucker

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Tammy M. Campbell / Amanda D. Tucker Whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this 1 day of Sept, 2011.

Carol M. Hewitt R.
NOTARY PUBLIC

My Commission Expires: _____

SEAL

**NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Jan. 8, 2013
BONDED THRU NOTARY PUBLIC UNDERWRITERS**


20110907000264160 2/2 \$28.00
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