

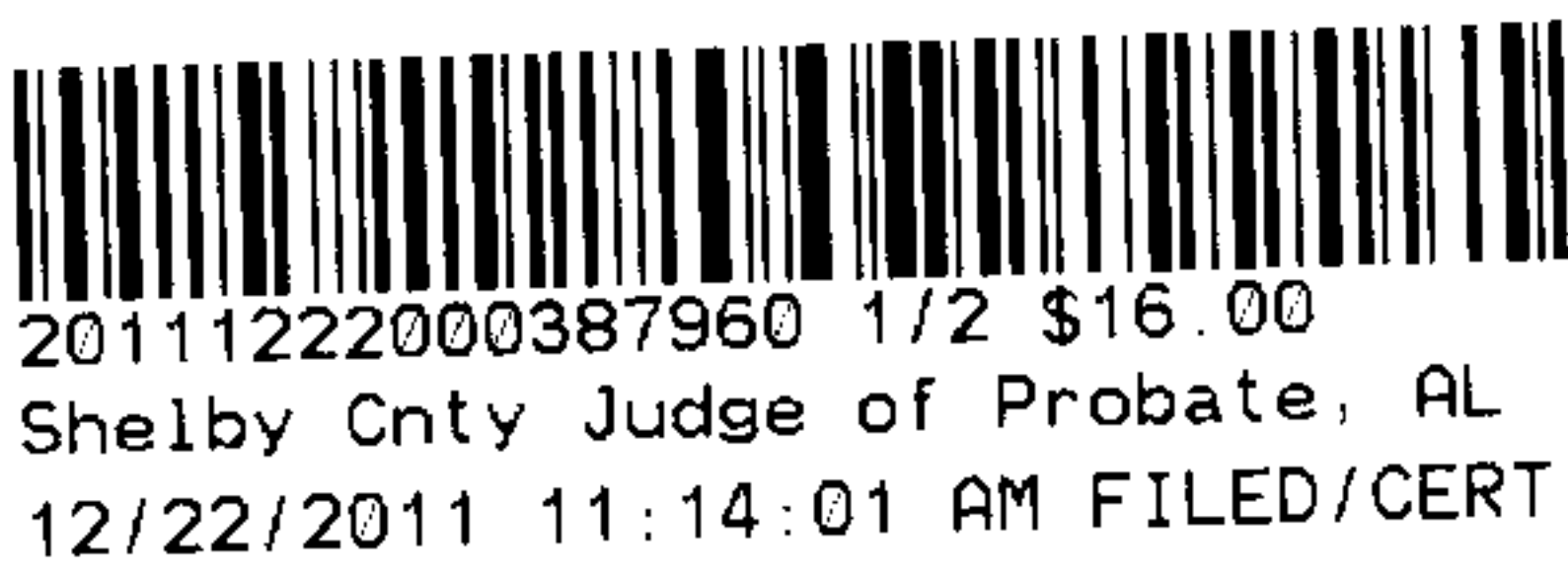
THIS INSTRUMENT PREPARED BY:
Law Offices of Jeff W. Parmer, LLC
850 Shades Creek Parkway, Suite 210
Birmingham, AL 35209

GRANTEE'S ADDRESS:
Brent Caldwell
300 Ridgemont Drive
Helena, Alabama 35080

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

GENERAL WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Eighty-Two Thousand Five Hundred and NO/100 (\$82,500.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Diane Murphy, a married woman**, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Brent Caldwell and Courtney Caldwell** (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See Attached Exhibit “A”

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

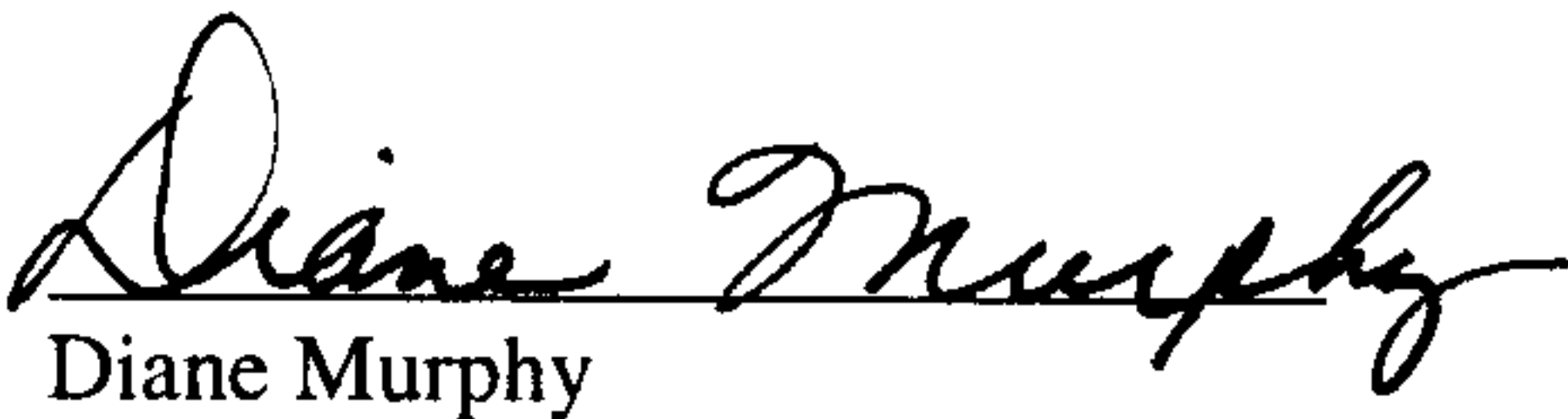
The property described herein does not constitute the homestead of the grantor nor that of her spouse.

\$82,500.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR’S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR’S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 7th day of December, 2011.


Diane Murphy

STATE OF Alabama)
:
COUNTY OF Jefferson)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Diane Murphy , 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 Instrument she signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7th day of December, 2011.


NOTARY PUBLIC Jeff W. Parmer
My Commission Expires: 9/22/12

Exhibit A


20111222000387960 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
12/22/2011 11:14:01 AM FILED/CERT

Legal Description

Parcel I

A tract of land situated in the Northeast 1/4 of the Northeast 1/4 of Section 34, Township 20 South, Range 4 West, Shelby County, Alabama and more particularly described as follows: Commence at the Southeast corner of said Northeast 1/4 of Northeast 1/4; thence in a Westerly direction along the South line thereof a distance of 75.0 feet to the point of beginning; thence continue in Westerly direction along said South line a distance of 35.28 feet; thence an angle right of 74 degrees 45 minutes and run in a Northwesternly direction a distance of 545.91 feet; thence an angle right of 105 degrees, 11 minutes and run in an Easterly direction a distance of 257.09 feet to a point on the East line of said Northeast 1/4 of Northeast 1/4; thence an angle right of 90 degrees 25 minutes and run in a Southerly direction along said East line a distance of 402.0 feet; thence an angle right of 30 degrees 57 minutes 50 seconds and run in a Southwesterly direction a distance of 146.31 feet to the point of beginning.

Parcel II

From the Southwest corner of the Northwest 1/4 of the Northwest 1/4, run North along the West boundary of said 1/4-1/4 a distance of 125.00 feet to the point of beginning; thence continue a distance of 228.73 feet; thence right 97 degrees 50 minutes 00 seconds a distance of 50.72 feet; thence right 87 degrees 11 minutes 00 seconds a distance of 156.77 feet; thence right 24 degrees 00 minutes 00 seconds a distance of 75.32 feet to the point of beginning, lying in Section 35, Township 20 South, Range 4 West.

Easement Description

Description of a 30-foot easement for ingress and egress situated in the Northwest 1/4 of the Northwest 1/4 of Section 35, Township 20 South, Range 4 West, Shelby County, Alabama, said easement being 15 feet to either side of a centerline which is more particularly described as follows:

From the Northwest corner of said Northwest 1/4 of Northwest 1/4 run thence in an Easterly direction along the North line of said 1/4-1/4 Section for a distance of 475.29 feet to the point of beginning of the centerline herein described; thence turn and run in a Southeasterly direction along said centerline on the arc of a curve to the left (the tangent of which describes a clockwise angle with the North line of said 1/4-1/4 Section of 87 degrees 53 minutes 40 seconds), said curve having a radius of 218.31 feet, a central angle of 47 degrees 02 minutes 12 seconds and being concave Northeasterly for a distance of 179.21 feet to the point of tangency of said curve; thence continue to run along said centerline in a Southeasterly direction tangent to said curve for a distance of 82.54 feet to the point of beginning of a curve to the right; thence continue to run in a Southeasterly direction along said centerline on the arc of said curve to the the right, said curve having a radius of 349.74 feet, a central angle of 31 degrees 54 minutes 47 seconds and being concave Southwesterly, for a distance of 194.80 feet to the point of tangency of said curve; thence continue to run along said centerline in a Southeasterly direction tangent to said curve for a distance of 156.32 feet to the point of beginning of a turnaround easement for ingress and egress, said point being the end of the 30 foot easement herein described.