

WARRANTY DEED

SEND TAX NOTICE TO:

**Holly S. Scherzer
2171 Highway 48
Wilsonville Alabama 35186**

STATE OF ALABAMA)

COUNTY OF SHELBY)


20120223000065310 1/2 \$215.00
Shelby Cnty Judge of Probate, AL
02/23/2012 02:29:13 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration including the terms of the Agreement and Final Judgment of Divorce in Jefferson County Circuit Court case number DR- 11-01100-SSC to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Wolfgang Scherzer, a married man, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Holly S. Scherzer, a married woman, (hereinafter referred to as GRANTEE), the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

From the Southwest corner of Section 35, Township 20 South, Range 1 East, run thence North along the accepted West boundary of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 35, a distance of 1278.40 feet to the accepted Northwest corner of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$; thence turn 91 deg.02 min. 18 sec. right and run 1083.46 feet along the accepted North boundary of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$ to a $\frac{1}{2}$ " rebar, being the point of beginning of herein described parcel of land; thence continue along said course a distance of 251.00 feet to a $\frac{1}{2}$ " rebar at the Northwest corner of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 35; thence continue along said course and along the accepted North boundary of said SE $\frac{1}{4}$ of SW $\frac{1}{4}$ a distance of 520.10 feet to a 2' pipe on the Westerly boundary of Atchinson Road; thence turn 107 deg. 31 min. 15 sec. right and run 51.41 feet along said road boundary and the following courses; 18 deg. 04 min. 11 sec. right for 150.41 feet; 04 deg. 23 min. 56 sec. right for 173.11 feet; 16 deg. 02 min. 35 sec. left for 129.98 feet; 09 deg. 48 min. 21 sec. right for 293.33 feet; 10 deg 02 min. 25 sec. left for 196.62 feet; 07 deg. 52 min. 36 sec. right for 72.27 feet; 25 deg. 29 min. 28 sec. right for 93.74 feet; 05 deg. 43 min. 41 sec. right for 110.72 feet; thence run 17 deg. 06 min. 24 sec. left and run 322.18 feet along said road boundary to a $\frac{1}{2}$ " rebar at the intersection of the Westerly boundary of Atchinson Road with the Northerly boundary of Shelby County Highway #48 (80' R.O.W.); thence turn 44 deg. 04 min. 51 sec. right and run 434.53 feet along the Northerly boundary said highway #48 to a $\frac{1}{2}$ " rebar; thence turn 90 deg. 58 min. 48 sec. right and run 164.22 feet to a $\frac{1}{2}$ " rebar; thence turn 29 deg. 06 min. 44 sec. right and run 1236.54 feet to the point of beginning of herein described parcel of land, situated in the S $\frac{1}{2}$ of SW $\frac{1}{4}$ of section 35, Township 20 South, Range 1 East, Shelby County Alabama.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 2011, which constitutes a lien, but are not yet due and payable until October 1, 2012.
2. To all existing covenants, and restrictions, easements, building lines and limitations of records.
3. To all existing mortgages of record.

Title not examined by preparer.

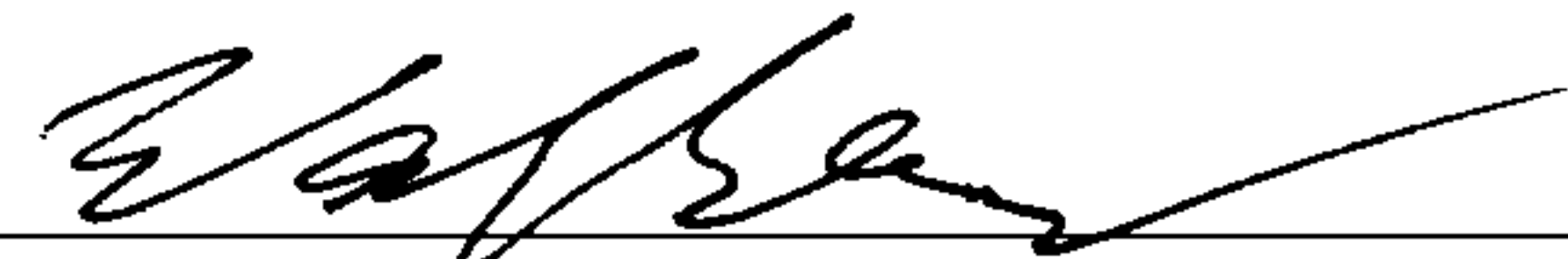
The Grantor and Grantee are married to each other as of the time of the execution of this instrument.

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TO HAVE AND TO HOLD the same unto GRANTEE in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And said GRANTOR do for himself, his successors and assigns covenant with the said GRANTEE, her heirs and assigns that the GRANTOR is lawfully seized in fee simple of said premises that they are free from all encumbrances, unless otherwise noted above, that he is entitled to the immediate possession thereof; that the GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will warrant and defend the same to the said GRANTEE and her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 6 day of 2, 2012

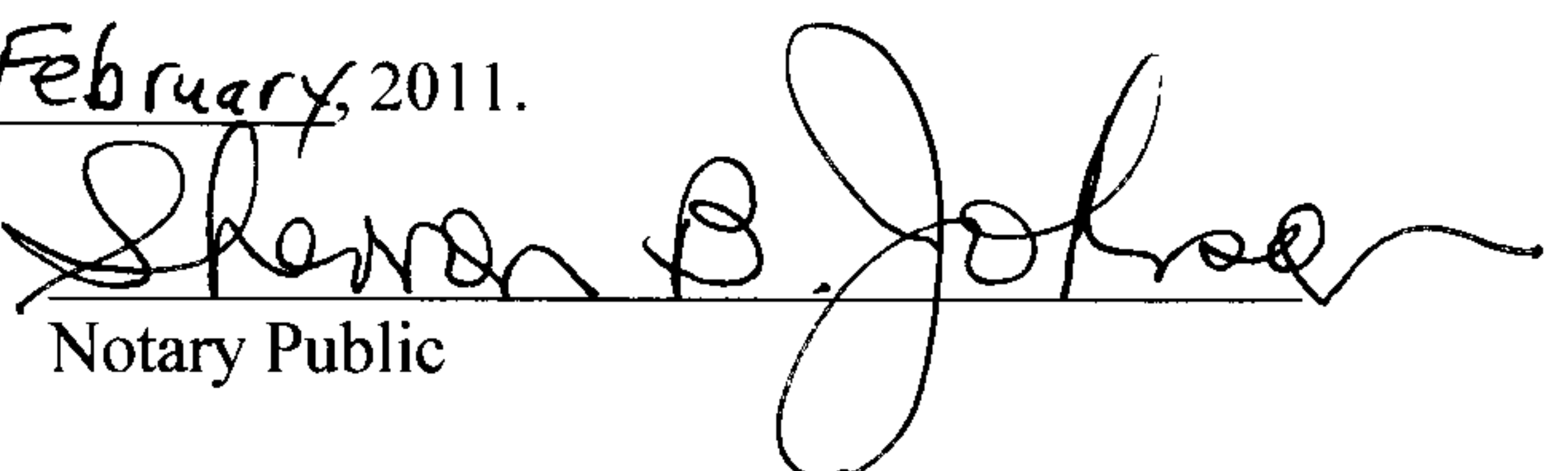

Wolfgang Scherzer

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Wolfgang Scherzer, 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 6th day of February, 2011.


Notary Public

My Commission Expires:

THIS INSTRUMENT PREPARED BY:

Guy Fullan
Fullan & Fullan
205 20th Street North
Suite 610
Birmingham, Alabama 35203

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 16, 2013
BONDED THRU NOTARY PUBLIC UNDERWRITERS