



20120227000068070 1/3 \$28.00  
Shelby Cnty Judge of Probate, AL  
02/27/2012 12:23:07 PM FILED/CERT

**After Recording Send Tax Notice To:**

Michael Semon  
4337 Heritage View Road  
Birmingham, AL 35242

\$10,000.00

Shelby County, AL 02/27/2012  
State of Alabama  
Deed Tax: \$10.00

**WARRANTY DEED**

STATE OF ALABAMA  
SHELBY COUNTY

Know all men by these presents: THAT in consideration of good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt and sufficiency whereof is acknowledged, I, **Michael G. Semon**, a single man, (herein referred to as Grantor), grants, bargains, sells and conveys unto **Michael Glenn Semon, Trustee of the Semon Family Trust dated January 16, 2012**, (herein referred to as Grantee), the real estate described below situated in Shelby County, Alabama, to wit:

***See Exhibit A attached hereto and incorporated herein by reference.***

**THE DESCRIPTION AND INFORMATION FOR THE PREPARATION OF THIS DEED WAS PROVIDED BY THE GRANTOR AND GRANTEE. THE DRAFTSMAN MAKES NO WARRANTIES, AS TO THE SUFFICIENCY OF THE INTEREST CONVEYED, NO TITLE OPINION WAS REQUESTED AND NO TITLE OPINION WAS PREPARED.**

To have and to hold to the said grantee, her heirs and assigns in fee simple, forever.

Subject to: Restrictions, Conditions, Covenants, Rights, Rights of Way, Mortgages, and easements now of record, if any.

AND I, do for myself, covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, **Michael G. Semon** has hereunto set her hand and seal, this 16th day of January, 2012.

  
\_\_\_\_\_  
**MICHAEL G. SEMON**

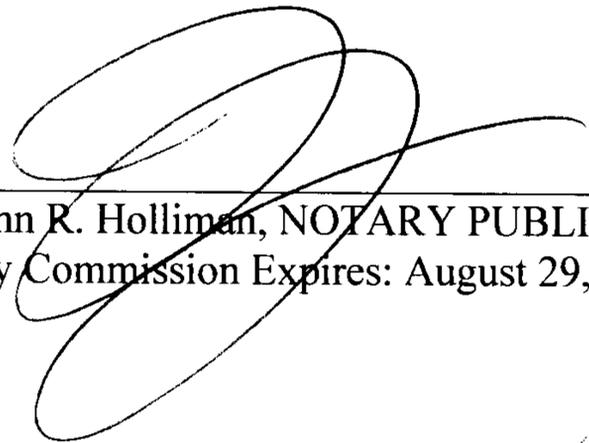
  
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**STATE OF ALABAMA**

**COUNTY OF SHELBY**

I, John R. Holliman, a Notary Public in and for said County, in said State, hereby certify that **Michael G. Semon, a single man** whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me 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 of office  
this 16<sup>th</sup> day of January, 2012.

  
\_\_\_\_\_  
John R. Holliman, NOTARY PUBLIC  
My Commission Expires: August 29, 2014

**This Document Prepared By:**  
Steve Bailey  
Bailey & Holliman Estate  
Planning Law Firm  
2491 Pelham Parkway  
Pelham, AL 35124  
(205) 663-0281



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## EXHIBIT A

### Legal Description of Property

Part of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

From the NE corner of the NW  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of said Section 16, run in a Westerly direction along the North line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section for a distance of 408.09 feet to Riches' corner; thence turn an angle to the left of 91 degrees, 25 minutes and run in a Southerly direction for a distance of 423 feet, more or less, to the North right of way line of Valleydale Road; thence turn an angle to the right of 47 degrees, 51 minutes and run in a Southwesterly direction along the North right of way line of said Valleydale Road for a distance of 306.50 feet to an existing iron pin found at the Easternmost corner of a tract of land sold to M.C. Crow by deed executed by H.M. Winslet and wife, Bessie Winslet, dated September 10, 1960, and recorded in Deed Book 213, Page 159, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the left of 14 degrees, 15 minutes and run Southwesterly along the Southeast side of the M.C. Crow property for a distance of 209.40 feet to an existing 1 inch bolt being the Southernmost corner of the M.C. Crow property; thence continue in a Southwesterly direction along the Northwest right of way line of Valleydale Road for a distance of 18.0 feet to an existing iron rebar set by Weygand and being the point of beginning; thence continue in a Southwesterly direction along the Northwest right of way line of Valleydale Road for a distance of 112.89 feet to an existing 1 inch open top iron pin; thence turn an angle to the right of 103 degrees, 19 minutes, 23 seconds and run in a Northwesterly direction for a distance of 135.36 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 81 degrees, 42 minutes, 13 seconds and run in a Northeasterly direction for a distance of 66.68 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 5 degrees, 06 minutes, 39 seconds and run in a Northeasterly direction for a distance of 52.99 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 89 degrees, 33 minutes, 54 seconds and run in a Southeasterly direction for a distance of 63.28 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 16 degrees, 07 minutes, 43 seconds and run in a Southeasterly direction for a distance of 60.19 feet, more or less, to the point of beginning.

Situated in Shelby County, Alabama.