



20120409000121400 1/3 \$78.00
Shelby Cnty Judge of Probate, AL
04/09/2012 12:08:26 PM FILED/CERT

**Instrument Prepared Without
Benefit of Title Examination**

This instrument was prepared by

Mitchell A. Spears, Attorney at Law

P.O. Box 119

Montevallo, AL 35115

205/665-5102

205/665-5076

Send Tax Notice to: Nicolle Y. Rutledge

(Address) 238 Emma Drive

Brierfield, AL 35035

Minimum value: \$60,000.00

Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$ 1.00) and other good and valuable consideration** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **ELIZABETH B. YOUNG, a married woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **NICOLLE Y. RUTLEDGE** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

REFERENCE IS HEREBY MADE TO THE LEGAL DESCRIPTION, ATTACHED HERETO AS EXHIBIT A, SAME OF WHICH IS INCORPORATED HERewith, AS THOUGH FULLY SET OUT HEREIN.

SUBJECT TO:

-Property taxes for 2012 and subsequent years.

-Easements, exceptions, reservations and restrictions of record, if any.

SOURCE OF TITLE: Instrument No. 20080710000278930.

THE REAL PROPERTY DESCRIBED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD PROPERTY OF GRANTOR, NOR THAT OF HER SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and

defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this
9th day of April, 2012.

Elizabeth B Young
ELIZABETH B. YOUNG

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **ELIZABETH B. YOUNG**, 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 same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of April 2012.

Michele K Stamps
Notary Public
My commission expires: 5/17/2015

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Grantor: Elizabeth B. Young
Grantee: Nicolle Y. Rutledge

LEGAL DESCRIPTION
(Exhibit A)

All that part of the Southeast Quarter, of the Southwest Quarter of Section 16, Township 22 South, Range 3 West of Shelby County, Alabama more particularly described as:

Commencing at the Southeast corner of the Southeast Quarter, of the Southwest Quarter of Section 16, Township 22 South, Range 3 West of Shelby County, Alabama, thence North 89 degrees 11 minutes 59 seconds West a distance of 433.93 to a capped rebar, stamped H. Dansby RLS 9128 found on the east margin of a 80 foot right-of-way for Shelby County Highway Number 15, said Highway is also known as Montevallo Dogwood Road and Salem Road, thence along the east right-of-way margin of an Shelby County Highway Number 15, North 32 degrees 07 minutes 53 seconds West a distance of 471.76 feet to a 1/2 inch rebar found, thence leaving the east right-of-way margin of said Shelby County Highway Number 15, North 55 degrees 29 minutes 34 seconds East a distance of 115.87 feet to a 1 inch hollow pipe found, and The Point of Beginning.

Thence from the point of beginning, North 72 degrees 55 minutes 33 seconds East a distance of 96.42 feet to a 1-1/2 inch hollow pipe, thence South 38 degrees 27 minutes 08 seconds East a distance of 124.76 feet to a Magnail set in the center of a 25 foot right-of-way for Evansville Circle, thence, along the center of said 25 foot right-of-way for Evansville Circle, South 48 degrees 34 minutes 25 seconds West a distance of 102.22 feet to a Magnail set, thence leaving the center of said 25 foot right-of-way for Evansville Circle, North 36 degrees 57 minutes 38 seconds West a distance of 75.00 feet to a 5/8 capped rebar set (HLSS INC. CA-670-LS) thence North 32 degrees 07 minutes 38 seconds West a distance of 90.77 feet to The Point of beginning; being part of the same real estate recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Document Number 20070615000281420

April 9, 2012
Date

Elizabeth B. Young
Elizabeth B. Young

Shelby County, AL 04/09/2012
State of Alabama
Deed Tax: \$60.00