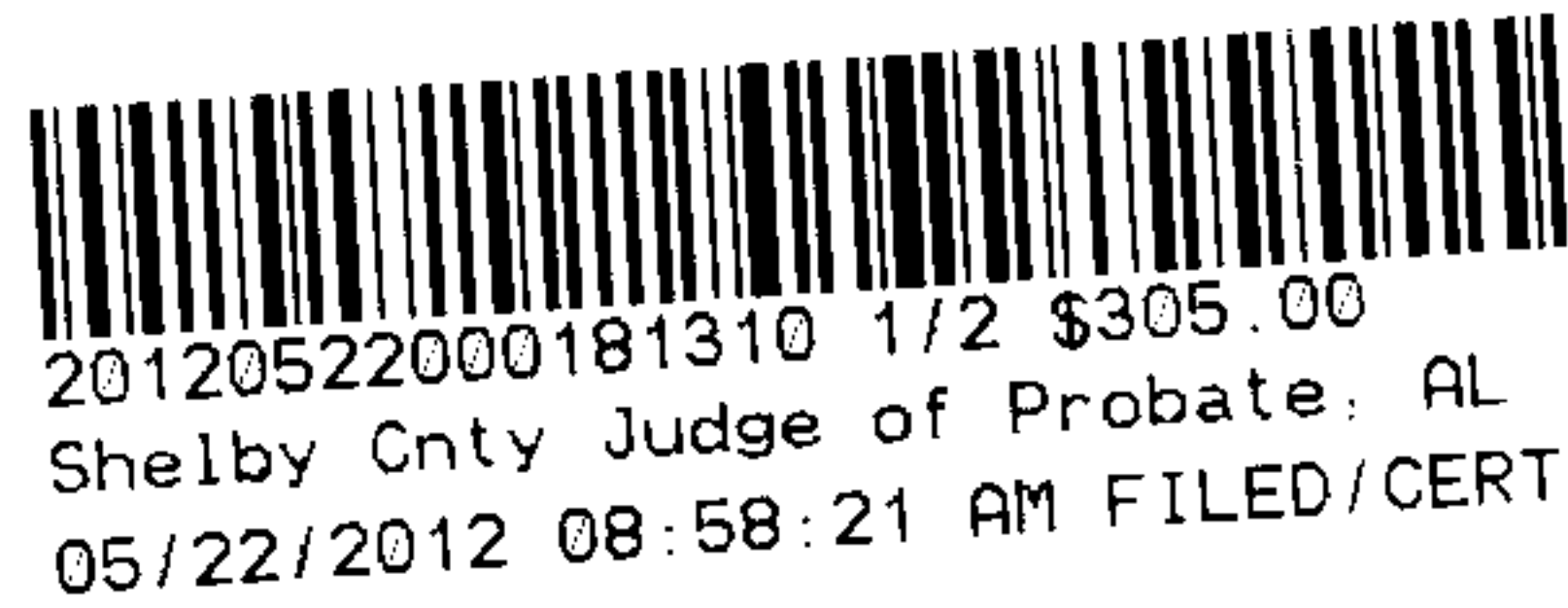


This Instrument was prepared by:
Charles W. Gorham, Esq.
GORHAM & CASON, LLC
1650 Financial Center
505 North 20th Street
Birmingham, Alabama 35203

SEND TAX NOTICE To:
Ann M. Capps



WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY) **Title Not Searched by Preparer**

KNOW ALL MEN BY THESE PRESENTS:

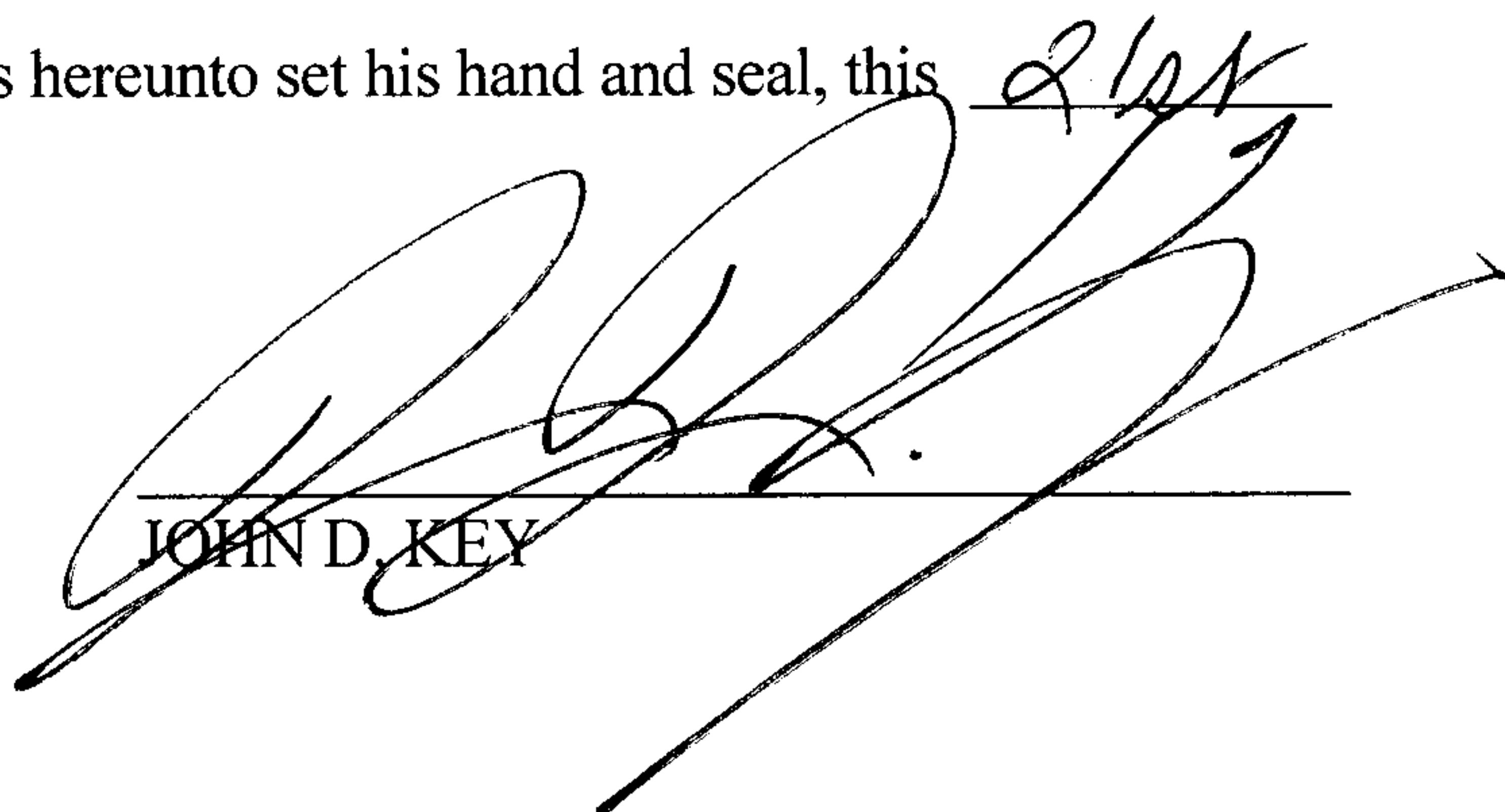
That in consideration of Ten and No/100 Dollars (\$10.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, John D. Key, a single man, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Ann M. Capps (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

COMMENCE AT A FOUND CORNER REPRESENTING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 20 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA AND RUN THENCE NORTH 89 DEGREES 55 MINUTES 56 SECONDS WEST ALONG THE NORTH LINE OF SAID QUARTER-QUARTER A DISTANCE OF 1560.55 FEET TO A STEEL REBAR CORNER AND THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 240.00 FEET TO A STEEL REBAR CORNER ON THE EAST MARGIN OF ALABAMA HIGHWAY NO. 25; THENCE RUN SOUTH 11 DEGREES 57 MINUTES 02 SECONDS EAST ALONG THE SAID EAST MARGIN OF SAID HIGHWAY 25 A DISTANCE OF 381.21 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12 DEGREES 09 MINUTES 08 SECONDS AND A RADIUS OF 1990.00 FEET; THENCE CONTINUE ALONG THE ARC OF JUST DESCRIBED CURVE AN ARC DISTANCE OF 422.07 FEET TO A STEEL REBAR CORNER MARKING THE P.T. OF JUST DESCRIBED CURVE; THENCE RUN SOUTH 00 DEGREES 12 MINUTES 06 SECONDS WEST ALONG SAID MARGIN OF SAID HIGHWAY 25 A DISTANCE OF 0.76 FEET TO A STEEL REBAR CORNER, THENCE RUN NORTH 82 DEGREES 07 MINUTES 44 SECONDS EAST A DISTANCE OF 238.28 FEET TO A STEEL REBAR CORNER THENCE RUN NORTH 08 DEGREES 50 MINUTES 01 SECONDS WEST A DISTANCE OF 768.99 FEET TO THE POINT OF BEGINNING.

- Subject to:
- 1. Ad Valorem taxes for the current tax year.
 - 2. Existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record,
 - (3) Subject to mineral and mining rights.
 - (4) Subject to all out standing mortgages, taxes & leases, if any, whether of record or not.

TO HAVE AND TO HOLD to the said grantee, his heirs and assigns forever.
And I do for myself and for my heirs, executors, and administrators 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 otherwise 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, Grantor has hereunto set his hand and seal, this 21st
day of May, 2012

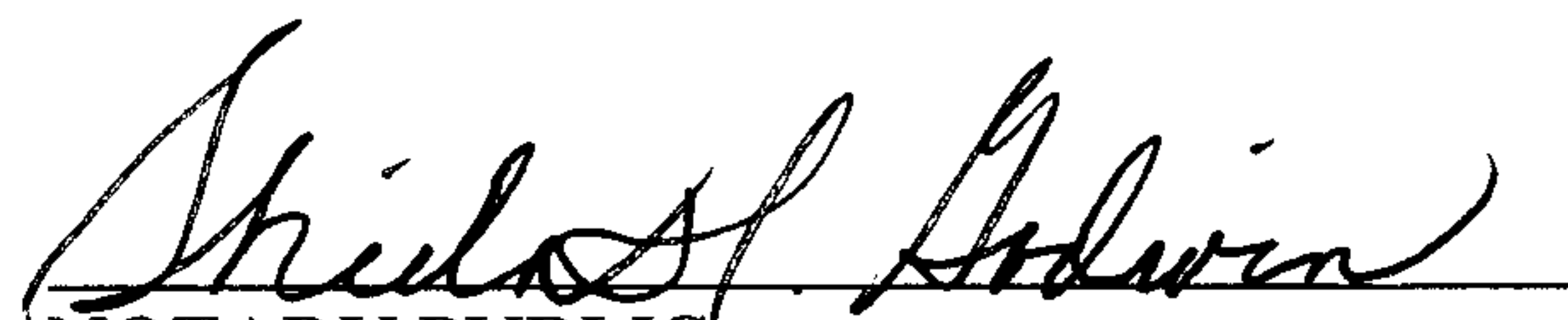


JOHN D. KEY


STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **John D. Key**, a single 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of May, 2012.



NOTARY PUBLIC.
My Commission Expires: 07/17/2014


20120522000181310 2/2 \$305.00
Shelby Cnty Judge of Probate, AL
05/22/2012 08:58:21 AM FILED/CERT

Shelby County, AL 05/22/2012
State of Alabama
Deed Tax: \$290.00