

This instrument was prepared by:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Leigh Kent-Scherzer
167 Twin Oak Lane
Vincent, AL 35178

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SIXTY THREE THOUSAND AND NO/00 DOLLARS (\$63,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Robert D. Ashworth, Jr. and Vicki L. Ashworth**, as Trustees of the **Robert D. and Vicki L. Ashworth Revocable Living Trust, dated October 26, 2009**, (herein referred to as grantor, whether one or more) does grant, bargain, sell and convey unto, **Leigh Kent-Scherzer**, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A" for Legal Description.

Shelby County, AL 12/01/2015
State of Alabama
Deed Tax: \$63.00

Subject to:

1. Taxes for 2016 and subsequent years.
2. Riparian rights and the title to any filled in lands.
3. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property.
4. Encroachment(s) of fence(s) onto and off of the land as shown by the survey of Ray Weygand dated November 5, 2015.

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

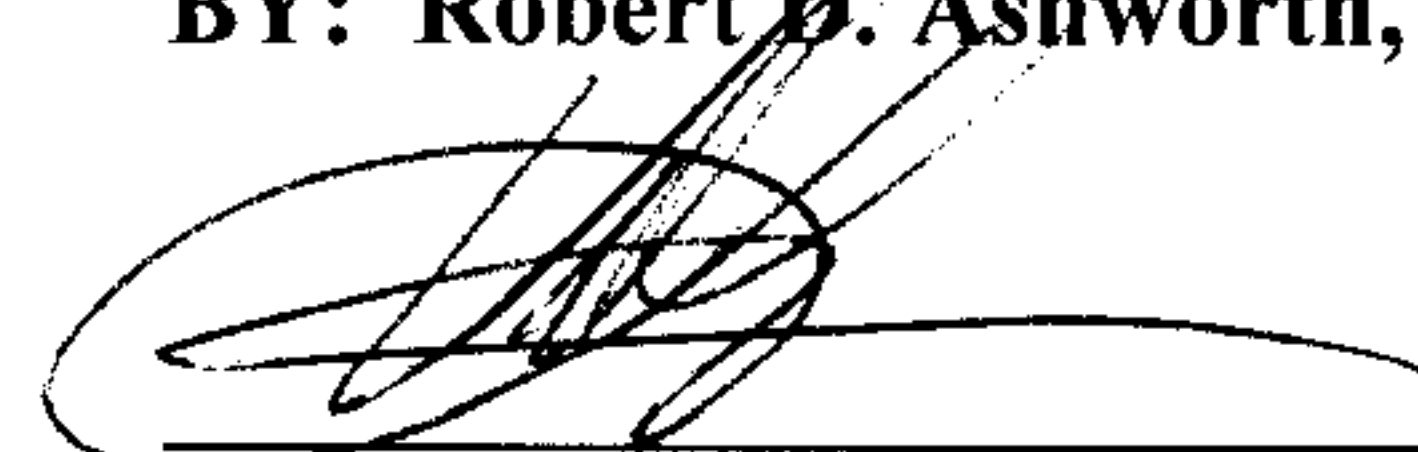
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23rd day of November, 2015.

The Robert D. and Vicki L. Ashworth Revocable Living Trust


20151201000410530 1/4 \$86.00
Shelby Cnty Judge of Probate, AL
12/01/2015 12:07:04 PM FILED/CERT


BY: Robert D. Ashworth, Jr., as Trustee

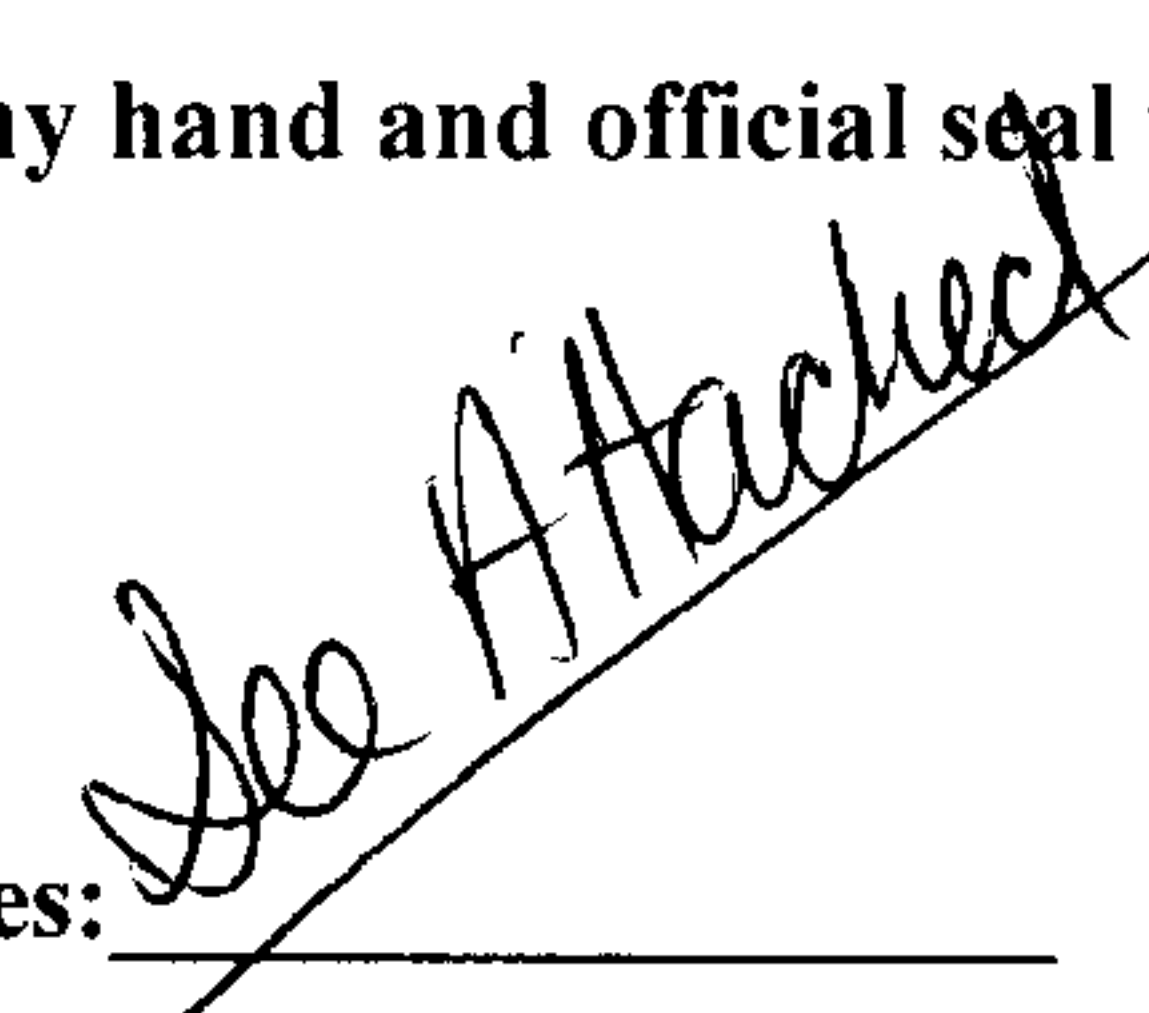

BY: Vicki L. Ashworth, as Trustee

STATE OF CALIFORNIA
COUNTY OF _____

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert D. Ashworth, Jr. and Vicki L. Ashworth, as Trustees under The Robert D. and Vicki L. Ashworth Revocable Living Trust and whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily in their authorized capacity as Trustee on the day the same bears date.

Given under my hand and official seal this _____ day of _____, 2015.

My Commission Expires: _____



Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NW corner of the SE 1/4 of Section 9, Township 19 South, Range 2 East, located in Shelby County, Alabama. Thence run in a Southerly direction along the West boundary of said section a distance of 405.05 feet to the point of beginning; thence continue along same course a distance of 306.59 feet; thence deflect right 00 deg. 34 min. 46 sec. and run a distance of 486.73 feet; thence deflect right 1 deg. 09 min. 44 sec. and run a distance of 53.19 feet; thence deflect right 139 deg. 52 min. 57 sec. and run a distance of 67.15 feet; thence deflect right 14 deg. 12 min. 30 sec. and run a distance of 225.34 feet; thence deflect left 28 deg. 51 min. 56 sec. and run a distance of 72.12 feet; thence deflect left 13 deg. 22 min. 42 sec. and run a distance of 401.80 feet; thence deflect right 28 deg. 27 min. 36 sec. and run a distance of 827.14 feet; thence deflect right 44 deg. 54 min. 48 sec. and run a distance of 240.00 feet; thence deflect right 108 deg. 52 min. 19 sec. and run 1162.06 feet back to the point of beginning.



20151201000410530 2/4 \$86.00
Shelby Cnty Judge of Probate, AL
12/01/2015 12:07:04 PM FILED/CERT

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) ss
County of El Dorado)

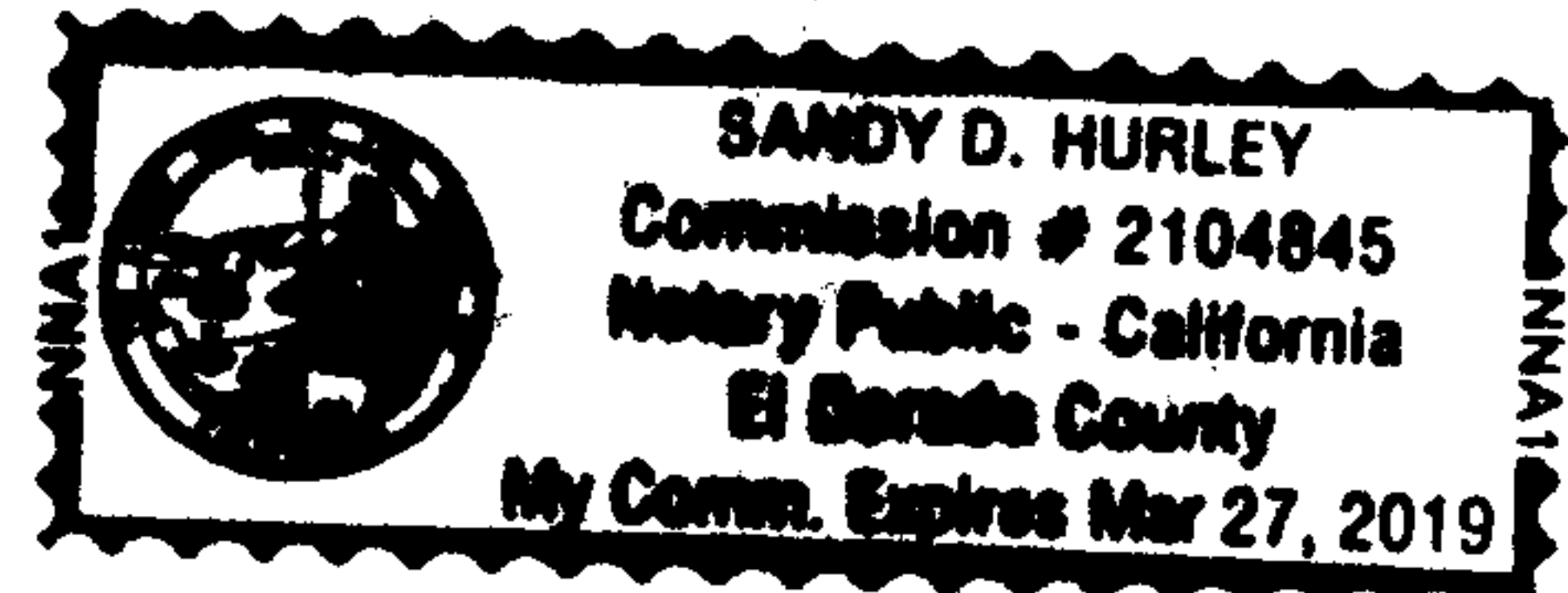
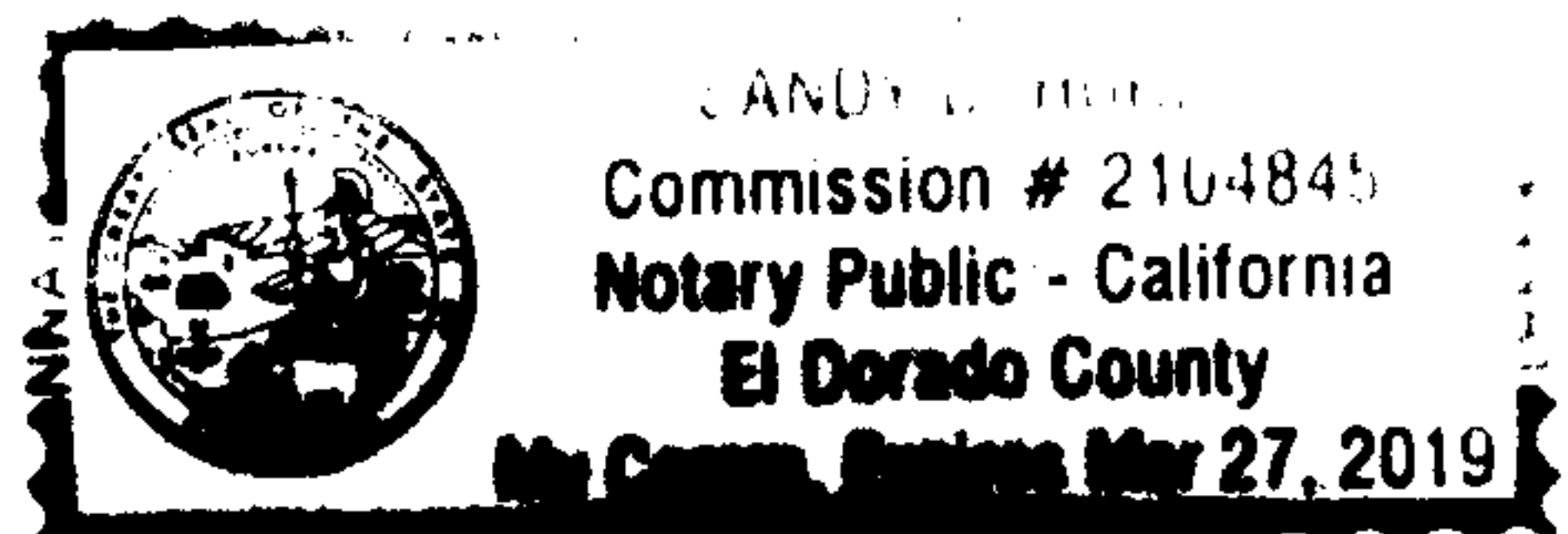
On 11/23/15, before me, Sandy D. Hurley
Notary Public, personally appeared Robert D. & Vicki L. Ashworth, who proved to
me on the basis of satisfactory evidence to be the person whose name is subscribed to the within
instrument and acknowledged to me that he executed the same in his authorized capacity, and
that by his signature on the instrument the person, or the entity upon behalf of which the person
acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Sandy D. Hurley



20151201000410530 3/4 \$86.00
Shelby Cnty Judge of Probate, AL
12/01/2015 12:07:04 PM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1