20050422000193710 1/3 $118.00
Shelby Cnty Judge of Probate,AL
04/22/2005 02:58:12PM FILED/CERT

This instrument was prepared by:
CHAMBLEE, MALONE & ASSOCIATES, L.L.C.
5582 APPLE PARK DRIVE
BIRMINGHAM, ALABAMA 35235

SEND TAX NOTICE TO
CCS DEVELOPMENT, L.L.C
2820 RUFFNER ROAD
BIRMINGHAM, AL 35210

STATE OF ALABAMA)
) **GENERAL WARRANTY DEED**
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Thousand and 00/100 ($200,000.00)** DOLLARS, to the undersigned GRANTORS in hand paid by GRANTEE the receipt whereof is hereby acknowledged, we, **PEGGY D. BAILEY, A MARRIED WOMAN, JOHN K. TAYLOR AND WIFE, JULIA E. TAYLOR** (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto, **CCS DEVELOPMENT, L.L.C** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: (1) Taxes for the year 2005 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

THIS IS NOT THE HOMEPLACE OF THE GRANTORS NOR THEIR SPOUSES.

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns .

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR Sare lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 1st day of April, 2005.

PEGGY D. BAILEY

JOHN K. TAYLOR

JULIA E. TAYLOR

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **PEGGY D. BAILEY, A MARRIED WOMAN, JOHN K. TAYLOR AND WIFE, JULIA E. TAYLOR** 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 signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1st day of April, 2005.

NOTARY PUBLIC
My Commission Expires: 11-3-08

SHAWN S. MALONE NOTARY PUBLIC ALABAMA STATE AT LARGE

**$100,000.00 OF THE ABOVE REFERENCED PURCHASE PRICE WAS PAID FROM THE PROCEEDS OF TWO MORTGAGE LOANS CLOSED SIMULTANEOUSLY HEREWITH. EACH MORTGAGE WAS EXECUTED BY A MEMBER OF CCS DEVELOPMENT , LLC. **

File # 05-0273

EXHIBIT "A"

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Parcel I:

Commence at the Southeast corner of said Section 34 and run in a northerly direction along the East line thereo for a distance of 74.11 feet to an iron pin and the Point of Beginning; thence continue in same northerly direction for a distance of 173.50 to an iron pin; thence turn an angle to the left of 75 degrees 30 minutes 34 seconds and run in a westerly direction for a distance of 292.39 feet to an iron pin; thence turn an angle to the right of 74 degrees 40 minutes 53 seconds and run in a northerly direction for a distance of 228.78 feet to an iron pin; thence turn an angle to the left of 42 degrees 44 minutes 08 seconds and run in a northwesterly direction for a distance of 244.74 feet to an iron pin; thence turn an angle to the left of 97 degrees 03 minutes 2 seconds and run in a southwesterly direction for a distance of 245.45 feet; thence turn an angle to the left of 92 degrees 12 minutes 51 seconds and run in a southeasterly direction for a distance of 766.45 feet to the POINT OF BEGINNING.

Also a 15 foot Easement for Ingress and Egress being more particularly described as follows: Commence at the Southeast corner of Section 34 Township 19 South, Range 1 West and run in a northerly direction along the East line there of for a distance of 247.61 feet to an iron pin; thence turn an angle to the left of 75 degrees 30 minutes 34 seconds and run in a westerly direction for a distance of 292.39 feet to an iron pin; thence turn an angle to the right of 74 degrees 40 minutes 53 seconds and run in a northerly direction for a distance of 228.78 feet to an iron pin; thence turn an angle to the left 42 degree 44 minutes 08 seconds and run in a northwesterly direction for a distance of 244.74 feet to an iron pin; thence turn an angle to the left 97 degrees 03 minutes 21 seconds and run in a southwesterly direction for a distance of 70.00 feet to the beginning of the center line of said 15 foot easement; thence turn an angle to the right of 92 degrees 42 minutes 11 seconds and run in a northwesterly direction for a distance of 235.37 feet more or less to the centerline of Pink Dogwood Lane and the end of the center line of said 15 foot easement.

Parcel II:

A parcel of land lying in the SE 1/4 of the SE 1/4 and the SW 1/4 of the SE 1/4 of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama, and more particularly described as follows:

BEGIN at the SE corner of the SE 1/4 of the SE 1/4 of Section 34, Township 19 South, Range 1 West; thence run in a Northerly direction along the East line of said 1/4-1/4 Section on an Azimuth of 00 degrees 02 minutes 24 seconds (assumed) for a distance of 74.11 feet; thence run in a Northwesterly direction on an Azimuth of 307 degrees 13 minutes 18 seconds for a distance of 766.45 feet; thence run in a Northeasterly direction on an Azimuth of 39 degrees 37 minutes 28 seconds for a distance of 245.32 feet; thence run in a Northeasterly direction on Azimuth of 39 degrees 02 minutes 40 seconds for a distance of 378.46 feet to a point on the Westerly right of way of Shelby County Highway #47; thence run in a Northwesterly direction along said Westerly right of way on an Azimuth of 331 degrees 42 minutes 33 seconds for a distance of 260.09 feet to the Easterly most corner of Lot 25, BROOK CHASE ESTATES PHASE 2, as recorded in PLAT BOOK 22, PAGE 47, in the Office of the Judge of Probate, Shelby County, Alabama; thence run in a Southwesterly direction along the Southerly boundary of Lots 25, 26, 27 and to the Southwest corner of Lot 29 of said BROOK CHASE ESTATES PHASE 2; thence run along the Southeasterly line of Lot 30 of said BROOK CHASE ESTATES PHASE 2 to the Southernmost corner of said Lot 30: thence run in a Southwesterly direction on an Azimuth of 220 degrees 38 minutes 05 seconds for a distance of 141.34 feet; thence run in a Southwesterly direction on Azimuth of 232 degrees 14 minutes 35 seconds for a distance of 176.42 feet; thence run in a Southwesterly direction on Azimuth of 232 degrees 29 minutes 28 seconds for a distance of 63.53 feet; thence run in a Southwesterly direction on Azimuth of 237 degrees 03 minutes 00 seconds for a distance of 126.45 feet; thence run in a Southeasterly direction on Azimuth of 153 degrees 23 minutes 21 seconds for a distance of 404.85 feet to a point on the South 1/4-1/4 Section Line of said Section 34; thence run in an Easterly direction and along said South 1/4-1/4 Section Line on Azimuth of 89 degrees 18 minutes 18 seconds for a distance of 1209.88 feet to the POINT OF BEGINNING. Said parcel containing 17.62 Acres, more or less, and is subject to all easements, rights of way and restrictions attached thereto.

Parcel II:

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30' EASEMENT FOR INGRESS AND EGRESS:
An easement lying in the SE 1/4 of the SE 1/4 and the SW 1/4 of the SE 1/4 of Section

westerly direction along said Westerly right of way on an Azimuth of 331 degrees 42 minutes 33 seconds for a distance of 240.63 feet to the POINT OF BEGINNING of the Center Line of a 30' EASEMENT FOR INGRESS AND EGRESS lying 15' on each side of the following described Center Line; thence run in a Southwesterly direction 15 feet South of and parallel to the Southerly boundary of Lots 25, 26, 27, 29 and the Southeasterly boundary of Lot 30 to the Southernmost corner of said Lot 30, BROOK CHASE ESTATES PHASE 2, as recorded in PLAT BOOK 22, PAGE 47, in the Office of the Judge of Probate, Shelby County, Alabama; thence run in a Southwesterly direction on an Azimuth of 220 degrees 38 minutes 05 seconds for a distance of 139.69 feet; thence run in a Southwesterly direction on Azimuth of 232 degrees 14 minutes 35 seconds for a distance of 177.98 feet; thence run in a Southwesterly direction on Azimuth of 232 degrees 29 minutes 28 seconds for a distance of 64.16 feet; thence run in a Southwesterly direction on Azimuth of 237 degrees 03 minutes 00 seconds for a distance of 129.20 feet; the sidelines of said Easement being prolonged or shortened to conform with property lines of the Grantor of said Easement.

DKT
JET
pr

Shelby County, AL 04/22/2005
State of Alabama

Deed Tax:$100.00