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This Instrument Prepared By:	Send Tax Notice To:
James F. Burford, III	
Attorney at Law	
1318 Alford Avenue Suite 101	20050601000262540 1/5 \$220.50
Birmingham, Alabama 35226	
	06/01/2005 08:11:14AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One hundred ninetyseven thousand one hundred forty-eight and 50/100 Dollars (\$197,148.50), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, The Garrett Family Tree, Inc., herein referred to as Grantor, (whether one or more), grant, bargain, sell and convey unto Deer Valley, LLC, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Described on Exhibit A attached hereto and incorporated by reference herein.

SUBJECT TO: (1) Taxes due in the year 2005 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Rights of others to the use of Muddy Branch, unnamed branch and Kelly's Creek; (4) Mineral and mining rights not owned by the Grantor; (5) Matters appearing on survey of C.D. Roberts Associates, Inc. dated 4/29/05.

Notwithstanding the property described on Exhibit A attached hereto and incorporated by reference herein, it is expressly understood that the parcels described on the attached Exhibit B (Parcel Three) and Exhibit C (Parcel Four) are included within the property described on Exhibit A attached hereto, however, there is no warranty with respect to the portions of the property described on Exhibit A which are described on Exhibits B and C attached hereto and incorporated by reference herein. Also the property described on Exhibit D, attached hereto is conveyed to Grantee without warranty.

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

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the

The Garret Family Tree, In

CATE OF ALABAMA

CORPORATION ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that_ CHARLIZ T. OLIVE, whose name as PMJIOWT of The Garret Family Tree, Inc., a corporation is signed to the foregoing instrument, and who is known to me, acknowledged before me this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of the corporation.

Given under my hand and official seal this \\3 day of \(\mathcal{M} \) \\ \\ \mathcal{M} \), 2005.

Notary Public My Commission Exp.

ALABAMA 9 STATE

COUNTY SHELBY Range Townshi follows: located of parcel "ONE" 4 PARCEL

containing

Alabama

Shell

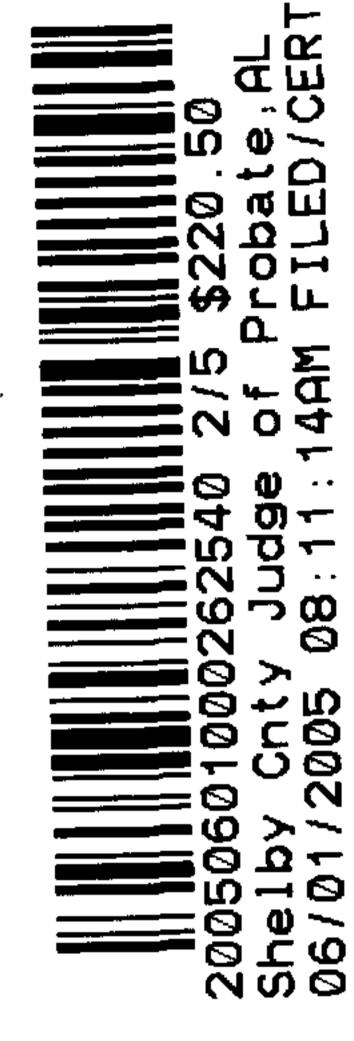
along Southwest .21,26. the 87 rg n ence 23; said Section ō Quarter described particularly more being and

ast ¥ dy thence said along intersection Section 23 South Southeast for along .20 the \Box Quarter said .28" 856 the ou with North COU 00.45 bank said of with of theast intersection point thence Quarter distance of section West said ō Quarter the with run corner Branch; inter the Northeast 2 chord thence intersection heast of Southeast o ce of 708. 00.45'28" g gs 23; point Quart Nort Mud meanderin for along the the Section 2.05' to the 156.24'18" W of jo the of · 0 Southwest distance the point lest bank 734.84' t ₹ marking the Z of 88.15,45" the run said Quarter 142.05 South West the chord along thence of the 40 o S with the corner the bearing 851.18 Quarter distance Southwest for Z o O run run along corner for 23 thence stone Section thence chord -wαy Northwest Section intersection for chord ليا the east the Northwest .26" D Creek; right. # 00.32,17 said S Non 1,336.34 the for line said Section bank Kelly said ō the õ ₹ the North point Quarter Quarter continue Quarter ŏ run S South along 23: thence continh the West bank 130.93' to the p 30,32, for 706.02 corner Southwest o rebar; thence 81.09'40" E said Northwest 23 for 706 and along Southeast Z id Section 23; thence Quarter Southeast bearing of rebar; eanderings 23 the said ≥ Northeast the intersection with Section chord 88.15,45" the ō run distance ō Quarter corner d Quarter Quar **thence** said Beginning said the 00 chord 562.42 beginning. along Northeast o bank ₹ Northeast Northeast ŏ 59; continue Northeast of ter Quarter Quarter J Quar West run 92 point for <u>5</u>

beir parcel Said

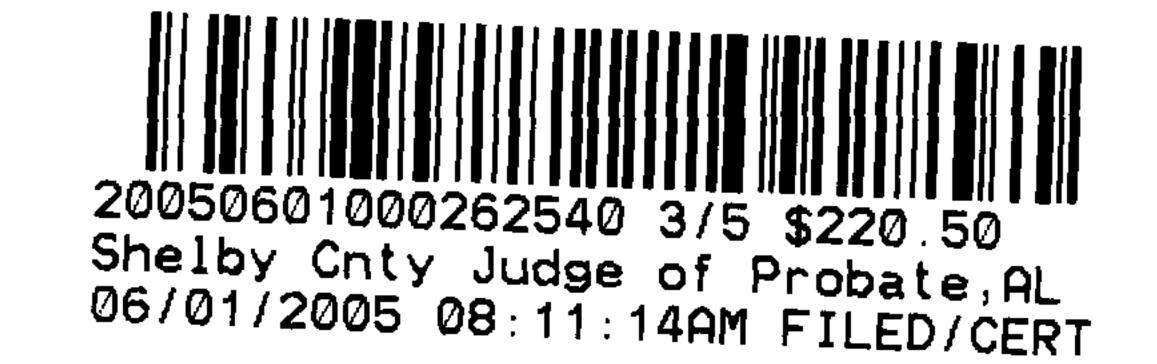
said

across



STATE OF ALABAMA

ENTBIT



SHELBY COUNTY

PARCEL "THREE":

A parcel of land located in Section 23, Township 18 South, Range 2 East, Shelby County, Alabama, containing 3.33 acres, more or less, and being more particularly described as follows:

Commence at the Southeast corner of the Northwest Quarter of said Section 23; thence run S 87°57'56" E along the South line of the Northeast Quarter of said Section 23 for 1,336.34' to a stone corner marking the Southeast corner of the Southwest Quarter of the Northeast Quarter of said Section 23; thence continue S 87°57'56" E along the South line of the Northeast Quarter of said Section 23 for 1,095.57' to the point of intersection with the West bank of Kelly Creek; thence run along the meanderings of said West bank on a chord bearing N 01°36'05" E for a chord distance of 730.93' to the point of intersection with the West bank of Muddy Branch; thence run along the meanderings of said West bank on a chord bearing N 25°19'26" W for a chord distance of 546.47' to the point of beginning of the parcel herein described; thence run along the meanderings of said West bank on a chord bearing N 45°21'00" W for a chord distance of 197.18' to the point of intersection with the North line of the Southeast Quarter of the Northeast Quarter of said Section 23; thence run N 88°15'45" W along the North line of the Southeast Quarter of the Northeast Quarter of said Section 23 for 706.02' to the Northeast corner of the Southwest Quarter of the Northeast Quarter of said Section 23; thence continue N 88°15'45" W and along the North line of the Southwest Quarter of the Northeast Quarter of said Section 23 for 1,293.28' to the point of intersection with an existing fence; thence run S 83°35'56" E along said fence for 431.88'; thence run S 83°46'35" E along said fence for 960.24'; thence run N 87°32'16" E along said fence for 314.95'; thence run S 86°44'32" E along said fence for 201.13'; thence run S 78°25'24" E along said fence and the prolongation thereof for 175.76' to the point of intersection with the West bank of said Muddy Branch, and the point of beginning.

Said parcel being subject to any easements of record over or across said parcel.

EXHBIT

PARCEL "FOUR":

A parcel of land located in the Northeast Quarter of the Northwest Quarter and in the Southwest Quarter of the Northeast Quarter of Section 23, Township 18 South, Range 2 East, Shelby County, Alabama, containing 0.40 acre, more or less, and being more particularly described as follows:

Commence at the Southeast corner of the Northwest Quarter of said Section 23; thence run S 87°57'56" E along the South line of the Northeast Quarter of said Section 23 for 1,336.34' to a stone corner marking the Southeast corner of the Southwest Quarter of the Northeast Quarter of said Section 23; thence continue S 87°57'56" E along the South line of the Northeast Quarter of said Section 23 for 1,095.57' to the point of intersection with the West bank of Kelly Creek; thence run along the meanderings of said West bank on a chord bearing N 01°36'05" E for a chord distance of 730.93' to the point of intersection with the West bank of Muddy Branch; thence run along the meanderings of said West bank on a chord bearing N 30°35'47" W for a chord distance of 734.84' to the point of intersection with the North line of the Southeast Quarter of the Northeast Quarter of said Section 23; thence run N 88°15'45" W along the North line of the Southeast Quarter of the Northeast Quarter of said Section 23 for 706.02' to the Northeast corner of the Southwest Quarter of the Northeast Quarter of said Section 23; thence continue N 88°15'45" W and along the North line of the Southwest Quarter of the Northeast Quarter of said Section 23 for 1,317.84' to the point of beginning of the parcel herein described; thence continue N 88°15'45" W and along the North line of the Southwest Quarter of the Northeast Quarter of said Section 23 for 36.15 to the Northeast corner of the Southeast Quarter of the Northwest Quarter of said Section 23; thence run N 00°45'28" E along the East line of the Northeast Quarter of the Northwest Quarter of said Section 23 for 142.05' to the point of intersection with the South bank of a branch; thence run along the meanderings of said South bank on a chord bearing S 51°58'36" W for a chord distance of 244.81' to the point of intersection with an existing fence; thence run N 88°04'01" E along said fence for 227.23' to the point of intersection with the North line of the Southwest Quarter of the Northeast Quarter of said Section 23, and the point of beginning.

Said parcel being subject to any easements of record over or across said parcel.

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SHELBY

20050601000262540 5/5 \$220.50 Shelby Cnty Judge of Probate, AL 06/01/2005 08:11:14AM FILED/CERT

Southwest

Quarter

Section

ip 18 Hows:

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particularly

tion with the South run S 00°32'17" W lby County Road No. Section

Shelby County, AL 06/01/2005 State of Alabama

Deed Tax:\$197.50

E:	DATE:	FIELD SURVEY DATE:
1"=200'	4/29/2005	4/12/2005
WN BY:	APPROVED BY:	FIELD BOOK No .:
CM, CDR	CDR	81, 82, 83
OBERTS ASSOCIATES, Inc.	CA-385-LS	FILE:
NORTH EAST STREET	CA-1329-F	74474A DWA