20050629000323450 1/2 $80.00
Shelby Cnty Judge of Probate,AL
06/29/2005 11:35:13AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, ALABAMA 35216

Send tax notice to:
RDK, LLC
1887 Hwy 36
Chelsea, AL 35043

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three hundred twenty-eight thousand and 00/100 ($328,000.00) DOLLARS [of which amount $262,000.00 is paid from the proceeds of a purchase money mortgage closed and recorded simultaneously herewith], to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, Thomas Properties & Investments, LLC, a limited liability corporation (herein referred to as grantors) do grant, bargain, sell and convey unto RDK, LLC (herein referred to as GRANTEE) the following described real estate situated in SHELBY County, Alabama to-wit:

See attached Exhibit "A" for legal description.

Subject to all rights of way, easements, covenants and restrictions of record.
Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEE.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his (her) 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 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 GRANTEE, his (her) heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this June 27, 2005.

WITNESS:

Thomas Properties & Investments, LLC

_____(SEAL)

_____(SEAL)
Tommy Fish, Member

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tommy Fish, Member of Thomas Properties & Investments, LLC, a limited liability corporation, whose name(s) 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, as such officer and with full authority, executed the same voluntarily on the day the same bears date, for and as the act of said corporation.

Given under my hand and official seal on June 27, 2005.

_____
NOTARY PUBLIC

My commission expires: 4-6-08

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EXHIBIT "A"

Commence at the northeast corner of the Southeast quarter of the Northwest quarter of **Section 16, Township 19 South, Range 1 West, Shelby County, Alabama and run thence** southerly along the East line of said quarter-quarter a distance of 419.20 feet to a point; thence turn a deflection angle of 91 degrees 45 minutes 56 seconds right and run westerly a distance of 219.79 feet to a point; thence turn a deflection angle of 71 degrees 10 minutes 08 seconds left and run southwesterly a distance of 28.14 feet to a point; thence turn a deflection angle of 69 degrees 11 minutes 04 seconds right and run westerly a distance of 146.84 feet to a rebar corner and the point of beginning of the property being described; thence continue last described course a distance of 224.06 feet to a rebar corner; thence turn a deflection angle of 69 degrees 01 minute 11 seconds left and run southwesterly a distance of 105.77 feet to a rebar corner; thence turn a deflection angle of 77 degrees 30 minutes 44 seconds left and run southeasterly 209.97 feet to a rebar corner; thence turn a deflection angle of 90 degrees 00 minutes 23 seconds right and run southwesterly a distance of 105.02 feet to a rebar corner; thence turn a deflection angle of 04 degrees 43 minutes 55 seconds right and continue southwesterly a distance of 134.72 feet to a rebar corner; thence turn a deflection angle of 105 degrees 38 minutes 55 seconds left and run southeasterly a distance of 259.79 feet to a cam shaft corner on the northerly margin of Shelby County Highway No. 41; thence turn a deflection angle of 72 degrees 39 minutes 21 seconds left and run northeasterly along said margin of said Highway 41 a distance of 248.89 feet to a rebar corner; thence turn a deflection angle of 131 degrees 06 minutes 00 seconds left and run westerly a distance of 52.50 feet to a rebar corner; thence turn a deflection angle of 79 degrees 18 minutes 31 seconds right and run northwesterly a distance of 160.98 feet to a rebar corner; thence turn a deflection angle of 16 degrees 17 minutes 31 seconds left and run northwesterly a distance of 181.88 feet to the point of beginning.

According to the survey of Joseph E. Conn, Jr., dated June 7, 2000.

B.F.

Shelby County, AL 06/29/2005
State of Alabama

Deed Tax:$66.00