20050818000425100 1/2 $31.50
Shelby Cnty Judge of Probate, AL
08/18/2005 09:07:58AM FILED/CERT

This instrument was prepared by
Mitchell A. Spears
Attorney at Law
P.O. Box 119 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: Freedom Land Developers
(Name) Limited Liability Company
(Address) 3929 Highway 25
Montevallo, AL 35115

Warranty Deed

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **EIGHTY EIGHT THOUSAND FIVE HUNDRED TWENTY DOLLARS AND 00/100 ($88,520.00)** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **B. C. CROCKER, a married man and LARRY CROCKER, a married man**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **FREEDOM LAND DEVELOPERS, LIMITED LIABILITY COMPANY** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

A part of the Southwest ¼ of the Northeast ¼ of Section 2, Township 22 South, Range 3 West: Commence at 6" x 6" concrete monument in place being the Northeast intersection of the East right-of-way of Alabama Highway No. 119 and the north right-of-way of Shelby County Highway No. 22; thence proceed South 87 deg. 35 min. 35 sec. East along the North right-of-way of said Shelby County Highway No. 22 for a distance of 146.67 feet to a 1 ½" crimp top pipe in place, said point being the point of beginning. From this beginning point proceed North 00 deg. 19 min. 34 sec. East for a distance of 210.31 feet to a 2" pipe in place; thence proceed South 88 deg. 16 min. 51 sec. East for a distance of 141.83 feet (set ½" rebar) thence proceed South 00 deg. 19 min. 34 sec. West for a distance of 209.44 feet to a ½" rebar in place; thence proceed North 88 deg. 37 min. 59 sec. West along the North right-of-way of said Shelby County Highway No. 22 for a distance of 141.81 feet to the point of beginning, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

THE ABOVE-DESIGNATED LEGAL DESCRIPTION WAS DERIVED FROM THAT SURVEY PROVIDED BY JAMES M. RAY, (ALABAMA REGISTRATION NUMBER 18383), DATED JULY 18, 2005.

SUBJECT TO:

- **Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand, and gravel in, on and under subject property.**
- **General and special taxes or assessments for the year 2005 and subsequent years not yet due and payable.**
- **Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 136 page 335, Deed Book 143 page 434 and Deed Book 87 page 179 in the Probate Office.**
- **Right(s) of Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 124 page 179 in the Probate Office.**
- **PURCHASE MONEY FIRST MORTGAGE TO CENTRAL STATE BANK, EXECUTED BY GRANTEE HEREIN, ON EVEN DATE HEREWITH, IN THE SUM OF $ 71,200.00.**

THE REAL PROPERTY HEREINABOVE DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTORS, NOR THAT OF THEIR RESPECTIVE SPOUSES, NEITHER IS IT CONTIGUOUS THERETO.

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 grantee, his, her or their 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 stated 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 or their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 08/18/2005
State of Alabama

Deed Tax:$17.50

20050818000425100 2/2 $31.50
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IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 15th day of August, 2005.

B C Crocker
B. C. CROCKER

Larry Crocker
LARRY CROCKER

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **B. C. Crocker and Larry Crocker**, 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 on the day the same bears date.

Given under my hand and official seal this 15th day of August, 2005.

Notary Public
My commission expires: 08/13/09