This instrument was prepared by:
William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Bazemore Properties, LLC

Mtg Full Value

20060110000016030 1/2 $15.00
Shelby Cnty Judge of Probate,AL
01/10/2006 11:01:47AM FILED/CERT

WARRANTY DEED -

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY )

That in consideration of Six Hundred Twenty-Five Thousand and No/100 ($625,000.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I ,

Charles D. Russell, a married man and Thomas Y. Russell, an unmarried man

(herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto

Bazemore Properties, LLC

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to wit:

See attached Exhibit "A" for legal description of the property which is incorporated herein for all purposes.

Subject to current taxes, easements and restrictions of record.

The above described property does not constitute the homestead of the grantor, nor his spouse.

TO HAVE AND TO HOLD Unto the said grantee, its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, its successors 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 GRANTEES, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s) this 30th day of December, 2005.

(Seal) Thomas Y. Russell

(Seal) Charles D. Russell

(Seal)

(Seal)

STATE OF ALABAMA )
)
COUNTY OF JEFFERSON )

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Charles D. Russell and Thomas Y. Russell 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 30th day of December A. D. , 2005.

My Commission Expires: 4/21/08

William H. Halbrooks, Notary Public

WILLIAM H. HALBROOKS
NOTARY
PUBLIC
ALABAMA STATE AT LARGE

Exhibit "A"

A part of the North ½ of the Southeast ¼ of Section 26, Township 21 South, Range 3 West, more particularly described as follows:

Begin at the Northwest corner of the Northeast ¼ of Southeast ¼ of said Section 26 and run along said line North 89 degrees East 1,009.6 feet; thence run South 2 degrees, 20 minutes East 630.8 feet; thence run South 89 degrees West along North line of Douglas property 1,624.2 feet, more or less, to East right of way line of Siluria-Montevallo Highway; thence along said right of way North 30 degrees West 126.8 feet; thence continue along said right of way North 28 degrees, 30 minutes West 232.8 feet; thence continue along said right of way North 25 degrees, 30 minutes West 344 feet to North line of Northwest ¼ of Southeast ¼ of said Section 26; thence run East along North line of last named forty to point of beginning;

EXCEPTING THAT PARCEL in Northwest corner sold to Paul Lee as described in Deed Book 195, Page 439, described as follows:

From the Northeast corner of Northwest ¼ of Southeast ¼ of Section 26, Township 21, Range 3 West, run West along North boundary of said Northwest ¼ of Southeast ¼ of Section 26, Township 21, Range 3 West for 612.92 feet for point of beginning of the land herein described; continue West along North boundary of the Northwest ¼ of Southeast ¼ of said Section 26 for 220.2 feet, more or less, to East right of way of the Siluria-Montevallo Road; thence turn an angle of 109 degrees, 47 minutes to the left and run Southeasterly along the East right of way of the Siluria-Montevallo Road for 164.11 feet; thence turn an angle of 70 degrees, 13 minutes to the left and run in an East direction for 164.56 feet; thence turn an angle of 90 degrees to the left and run North for 154.45 feet, more or less, to point of beginning. This being a part of North ½ of Northwest ¼ of Southeast ¼ Section 26, Township 21 South, Range 3 West.

NOW KNOWN AS:

Commence at an angle iron in place being the Northwest corner of the Northeast one-fourth of the Southeast one-fourth of Section 26, Township 21 South, Range 3 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed South 88° 40' 48" East along the North boundary of said quarter-quarter section for a distance of 1009.52 feet to a ½" rebar in place; thence proceed South 00° 49' 42" West for a distance of 630.80 feet; thence proceed North 88° 40' 45" West for a distance of 1624.20 feet to a ½" rebar in place being located on the Easterly right-of-way of Alabama Highway 119; thence proceed North 18° 10' 52" West along the Easterly right-of-way of said highway for a distance of 505.47 feet to a ½" rebar in place; thence proceed South 88° 38' 23" East for a distance of 164.47 feet to an angle iron in place; thence proceed North 01° 24' 10" East for a distance of 154.20 feet to an angle iron in place being located on the North boundary of the Northwest one-fourth of the Southeast one-fourth of said section; thence proceed South 88° 41' 55" East along the North boundary of said Northwest one-fourth of the Southeast one-fourth for a distance of 613.31 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Southeast one-fourth and the Northeast one-fourth of the Southeast one-fourth of Section 26, Township 21 South, Range 3 West, Shelby County, Alabama.

Situated in Shelby County, Alabama.

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