



20060321000131460 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
03/21/2006 02:41:40PM FILED/CERT

Send tax notice to:

c/o Timberline Development, LLC
100 Applegate Court
Pelham, Alabama 35214

This instrument prepared by:

William C. Byrd, II, Esq.
Bradley Arant Rose & White LLP
One Federal Place
1819 Fifth Avenue North
Birmingham, Alabama 35203-2104

STATE OF ALABAMA
SHELBY COUNTY

)
)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

FOR IN AND CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to **WILD TIMBER DEVELOPMENT, LLC**, a limited liability company ("Grantor"), by **WILD TIMBER INVESTMENTS 19, LLC**, an Alabama limited liability company ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee that certain real property (the "Property") situated in Shelby County, Alabama, which is more particularly described in Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD to Grantee, its successors and assigns forever; subject, however, to the following:

1. Ad valorem taxes for the year 2006 and subsequent years, not yet due and payable.
2. All matters of record.

Approximate Assessed Value: \$137,000.00

W.C. Byrd II

IN WITNESS WHEREOF, the undersigned has caused this conveyance to be executed on this 16th day of February, 2006.

WILD TIMBER INVESTMENTS 19, LLC,
an Alabama limited liability company

By: Howard M. O'Neil
Print Name: Howard M. O'Neil
Its: Manager

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Howard O'Neil, whose name as Manager of Wild Timber Investments 19, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 16th day of February, 2006.

Sharilyn Duragan Herr
Notary Public

[NOTARIAL SEAL]

My commission expires: 4-3-06

EXHIBIT A

Legal Description

Parcel of land located in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 10, Township 20 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence of NW Corner of above said $\frac{1}{4}$ - $\frac{1}{4}$ Section, said point being the POINT OF BEGINNING; thence S $86^{\circ}51'48''$ E, a distance of 948.03; thence S $02^{\circ}34'56''$ W, a distance of 243.13 to a point said point lying on the Westerly R.O.W. line of Shelby County Highway #11 (80' R.O.W.), said point also being the beginning of a non tangent curve to the left, having a radius of 1,701.03; a central angle of $21^{\circ}02'09''$, and subtended by a chord which bears S $40^{\circ}35'58''$ W, and chord distance of 621.02'; thence along the arc of said curve and said R.O.W. line a distance of 624.52; thence S $28^{\circ}28'49''$ W and along said R.O.W. line, a distance of 767.20'; thence S $28^{\circ}10'28''$ W and along said R.O.W. line, a distance of 368.15'; thence N $00^{\circ}15'52''$ E and leaving said R.O.W., a distance of 442.41'; thence N $00^{\circ}15'52''$ E, a distance of 1,322.78'; to the POINT OF BEGINNING.

Said Parcel containing 19.63 acres, more or less.