



20060417000177590 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
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This instrument was prepared by:
HARRY W. GAMBLE
Attorney at Law
105 Owens Parkway, Suite B
Birmingham, Alabama 35244

Send tax notice to:

2000 Forest Cove Dr
Birmingham, AL 35244

\$5,000.⁰⁰₋

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED AND NO/100 DOLLARS (\$100.00), and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **David E. Ethridge and Jolene G. Ethridge, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Ridgeview, LLC** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 21 South, Range 2 West, Shelby County, Alabama; thence South 02 degrees, 32 minutes, 03 seconds East, a distance of 665.52 feet; thence North 84 degrees, 15 minutes, 16 seconds East, a distance of 1058.04 feet to the point of beginning; thence continue Easterly along said line, a distance of 466.11 feet to a point on the Westerly right of way line of Camp Branch Road said point being the point of curve of a non tangent curve to the Left, having a radius of 1027.34 feet, a central angle of 02 degrees, 56 minutes, 14 seconds and subtended by a chord which bears South 09 degrees, 26 minutes, 04 seconds West, a chord distance of 52.66 feet; thence Southerly along the curve and said right of way, an arc distance of 52.67 feet; thence North 90 degrees, 00 minutes, 00 seconds West and leaving said right of way, a distance of 164.53 feet; thence South 81 degrees, 03 minutes, 15 seconds West, a distance of 31.93 feet; thence South 69 degrees, 18 minutes, 09 seconds West, a distance of 34.60 feet; thence South 58 degrees, 21 minutes, 17 seconds West, a distance of 58.12 feet; thence South 51 degrees, 36 minutes, 40 seconds West, a distance of 51.65 feet; thence South 64 degrees, 56 minutes, 03 seconds West, a distance of 16.64 feet; thence South 87 degrees, 14 minutes, 31seconds West, a distance of 19.73 feet; thence North 64 degrees, 33 minutes, 53 seconds West, a distance of 19.78 feet; thence North 44 degrees, 50 minutes, 37 seconds West, a distance of 119.25 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to:

- (1) Taxes or assessments for 2006 and subsequent years not yet due and payable;
- (2) Mineral and mining rights not owned by the Grantor.
- (3) All easements, restrictions, covenants, and rights of way of record, including but not limited to:
 - (a) Transmission line permit to Alabama Power Company as recorded in Deed Book 119, Page 254 and Deed Book 160, Page 415, in Probate Office.
 - (b) Right of way to Shelby County as recorded in Deed Book 156, Page 549, in Probate Office.
 - (c) Rights of other parties in and to the use of easement as reserved in deed recorded in Deed Book 325, Page 477, in Probate Office.
 - (d) Reservation of 10-foot easement for water, gas, and other utilities as reserved in deed recorded in Deed Book 293, Page 92, in Probate Office.
 - (e) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 24, Page 124 and Deed Book 98, Page 29, in Probate Office.
 - (f) 100 foot right of way for railroad as set forth in deed recorded in Deed Book 60, Page 109, in Probate Office.
 - (g) Transmission line permit to Alabama Power Company as recorded in Deed Book 101, Page 125; Deed Book 101, Page 126; Deed Book 101, Page 127; Deed Book 130, Page 185; Deed Book 113, Page 17; Deed Book 117, Page 125; Deed Book 130, Page 215; Deed Book 138, Page 155 and Deed Book 138, Page 198, in Probate Office.
 - (h) Easement to South Central Bell as recorded in Deed Book 336, Page 238, in Probate Office.
 - (i) Right of way to Shelby County as recorded in Deed Book 296, Page 17, in Probate Office.
 - (j) Right of way to Warren & Adams as shown in Deed Book 15, Page 60, in Probate Office.
 - (k) Right of way to Longview lime as recorded in Deed Book 17, Page 132 and Deed Book 60, Page 109, in Probate Office.
 - (l) Water rights as shown in deed recorded in Deed Book 60,



Page 109, in Probate Office. (m) Right of way to Alabama Power Company
recorded in instrument # 20060131000050020.

To Have And To Hold to the grantee, its heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 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.

12th In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this
day of April, 2006.

David E. Ethridge (SEAL)
David E. Ethridge

Jolene G. Ethridge (SEAL)
Jolene G. Ethridge

STATE OF ALABAMA
COUNTY OF Shelby

I, Harry Gamble, a Notary Public in said and for said County, in said State, hereby certify that **David E. Ethridge and Jolene G. Ethridge, husband and wife**, whose name(s) 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of April, 2006.

(SEAL) HARRY W. GAMBLE
NOTARY PUBLIC
STATE OF ALABAMA
MY COMMISSION EXPIRES MAR. 1, 2008

[Signature]
Notary Public
My Commission Expires: _____