

THIS INSTRUMENT WAS PREPARED BY:

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

Send tax notice to:
Evangeline Limon
536 Park Ave.
Hoover, AL 35226

WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four hundred seventy five thousand and 00/100 (\$475,000.00) DOLLARS [of which amount \$375,000.00 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, Michael McDonald Strong and Zachary Thomas Lovoy, being the sole members of Lost, LLC, a limited liability company, (herein referred to as grantors) does grant, bargain, sell and convey unto Evangeline Limon (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

See two page Exhibit A attached hereto and incorporated by specific reference herein.

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 October 1, 2007.

Lost, LLC

Lost, LLC

 (SEAL)
By: Michael McDonald Strong, Member

 (SEAL)
By: Zachary Thomas Lovoy, Member

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael McDonald Strong and Zachary Thomas Lovoy, being the sole members of Lost, LLC, a limited liability company, 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 the conveyance, they, as such officers and with full authority, executed the same voluntarily on the day the same bears date, for and as the act of said limited liability company.

Given under my hand and official seal on October 1, 2007.

My commission expires: 4/6/08


NOTARY PUBLIC

EXHIBIT A

Commence at the Northeast corner of Section 21, Township 20 South, Range 1 East; thence run southerly along the east boundary of said Section 21 for 1,321.08 feet to a point, being the Northeast corner of the Southeast 1/4 of the Northeast 1/4, Section 21, Township 20 South, Range 1 East, being the point of beginning of the parcel herein described; thence continue southerly along the east boundary of said Southeast 1/4 of the Northeast 1/4 for 660.54 feet to a point; thence turn an angle of 91 degrees 01 minutes 36 seconds to the right and run westerly along the south boundary of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 21 for 1,339.10 feet to a point; thence turn an angle of 90 degrees 51 minutes 28 seconds to the left and run southerly along the east boundary of the Southwest 1/4 of the Northeast 1/4 of said Section 21 for 661.66 feet to a point being the Southeast corner of the Southwest 1/4 of the Northeast 1/4, Section 21, Township 20 South, Range 1 East; thence turn an angle of 90 degrees 48 minutes 31 seconds to the right and run westerly along the south boundary of said Southwest 1/4 of Northeast 1/4 for 670.51 feet to the Southwest corner of the East 1/2 of the Southwest 1/4 of the Northeast 1/4 of said Section 21; thence turn an angle of 89 degrees 16 minutes 33 seconds to the right and run northerly along the west boundary of said East 1/2 of Southwest 1/4 of Northeast 1/4 for 1,045.45 feet to a point; thence turn an angle of 90 degrees 49 minutes 21 seconds to the right and run easterly for 668.99 feet to a point, being on the west boundary of the Southeast 1/4 of the Northeast 1/4 of said Section 21; thence turn an angle of 90 degrees 54 minutes 25 seconds to the left and run northerly along the west boundary of said Southeast 1/4 of Northeast 1/4 for 279.00 feet to the Northwest corner of said Southeast 1/4 of Northeast 1/4; thence turn an angle of 90 degrees 54 minutes 25 seconds to the right and run easterly along the north boundary of said Southeast 1/4 of Northeast 1/4 for 1,337.165 feet to the point of beginning. Said parcel is lying in the Southeast 1/4 of the Northeast 1/4 and the Southwest 1/4 of the Northeast 1/4, Section 21, Township 20 South, Range 1 East.

Less and except, the following described parcel: Begin at the Southeast corner of the Southwest 1/4 of the Northeast 1/4, Section 21, Township 20 South, Range 1 East; thence run westerly along the south boundary of said 1/4-1/4 for a distance of 670.51 feet to the Southwest corner of the East 1/2 of the Southwest 1/4 of the Northeast 1/4, Section 21, Township 20 South, Range 1 East; thence turn an angle of 89 degrees 16 minutes 33 seconds to the right and run 91.50 feet to an iron; thence turn an angle of 98 degrees 28 minutes 51 seconds to the right and run 677.87 feet to the point of beginning. Said parcel is located in the East 1/2 of the Southwest 1/4 of the Northeast 1/4, Section 21, Township 20 South, Range 1 East, Shelby County, Alabama.

Also, an easement for ingress and egress over and across the following described parcel: Begin at the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 21, Township 20 South, Range 1 East and run thence North along the West line of said Quarter-Quarter Section a distance of 404.23 feet to the Southwest corner of Roderick R. and Darla J. Pair property, as described in Deed Book 309, at Page 291, Office of Judge of Probate of Shelby County, Alabama; thence continue North along the West line of said Quarter-Quarter Section a distance of 15.0 feet; thence run East, parallel with the South line of said Pair property, a distance of 670.03 feet to a point on the East line of said Pair property; thence run South, along the East line of said Pair property, a distance of 15.0 feet to the Southeast corner of said Pair property; thence turn an angle of 90 degrees 47 minutes 14 seconds to the right and run a distance of 655.03 feet along the South line of said Pair property to a point which is 15.0 feet East of the Southwest corner of said Pair property; thence run South, parallel with the West line of said Quarter-Quarter Section, a distance of 404.23 feet to a point on the South line of said Quarter-Quarter Section, thence run West, along the South line of said Quarter-Quarter Section, a distance of 15.0 feet to the point of beginning.

It is intended that the easement herein granted will be used as a private roadway and for private utility lines

MMS-member

JL Member

20071002000460220 3/3 \$117.00
Shelby Cnty Judge of Probate, AL
10/02/2007 11:17:37AM FILED/CERT

between an unpaved public road connecting with Shelby County Highway No. 109 and other real estate which does not have road frontage thereon.

A 7.50 foot easement for a roadway, being more particularly described as follows: From the Northwest corner of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 21, Township 20 South, Range 1 East, proceed South along the West line of said 1/4-1/4 Section for a distance of 279.00 feet to the point of beginning; thence turn a deflection angle of 90 degrees 58 minutes 45 seconds to the right and proceed West for a distance of 669.18 feet; thence turn a deflection angle of 89 degrees 05 minutes 59 seconds to the right and proceed North for a distance of 7.50 feet; thence turn a deflection angle of 90 degrees 54 minutes 01 seconds to the right and proceed East for a distance of 669.18 feet; thence turn a deflection angle of 89 degrees 01 minutes 15 seconds to the right and proceed South for a distance of 7.50 feet to the point of beginning.

MMS - member

SL - Member

Shelby County, AL 10/02/2007
State of Alabama

Deed Tax: \$100.00