



20090901000336900 1/3 \$146.00
Shelby Cnty Judge of Probate, AL
09/01/2009 11:36:41 AM FILED/CERT

This document prepared by:
Stuart Y. Johnson
Stuart Y. Johnson, LLC
6 Office Park Circle, Ste. 206A
Birmingham, AL 35223
09-134

Send Tax Notice To:

SIVIRT, LLC
P.O. Box 1149
Pelham, AL 35124

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

Mortgage Amount: \$ 321,810.00
\$ 193,086.00

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Six Hundred Forty-Three Thousand Six Hundred Twenty and 00/100 Dollars (\$643,620.00) to the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged,

RANDALL MORRIS, a single man

(herein referred to as GRANTORS), do hereby grant, bargain, sell and convey unto

SIVIRT LLC

(herein referred to as GRANTEE), the following described real estate situated in **Shelby** County, Alabama:

See Attached Exhibit "A"

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

(\$ 514,896.00 of the above consideration was paid from a first and second purchase money mortgage filed simultaneously herewith)

This conveyance is subject to all matters of public record including but not limited to easements, agreements, restrictions, covenants, and/or rights-of-way and subject to any and all matters visible by a survey of the property conveyed herein. Title to all minerals within and underlying the premises, together with all mining rights and release of damages are not warranted herein.

Subject to 2009 Property Taxes and subsequent years which are not yet due and payable.

Less and except any part of subject property lying within any road right-of-way.

And I/we do for myself/ourselves and for our executor and administrator covenant with said GRANTEE(S), their heirs and assigns, that I/we are lawfully seized in fee simple of said premises, that the said premises are free from all encumbrances, unless otherwise noted above, that I/we have a good right to sell and convey same as aforesaid, and that I/we will and my/our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 09/01/2009

State of Alabama

Deed Tax : \$129.00

20090901000336900 2/3 \$146.00
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Randall Morris
RANDALL MORRIS

I, Stuart Y. Johnson, a Notary Public in and for said County, and in said State, hereby certify that RANDALL MORRIS whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 28th day of August, 2009.

NOTARY PUBLIC: Stuart Y. Johnson
My commission expires: 3/6/2011

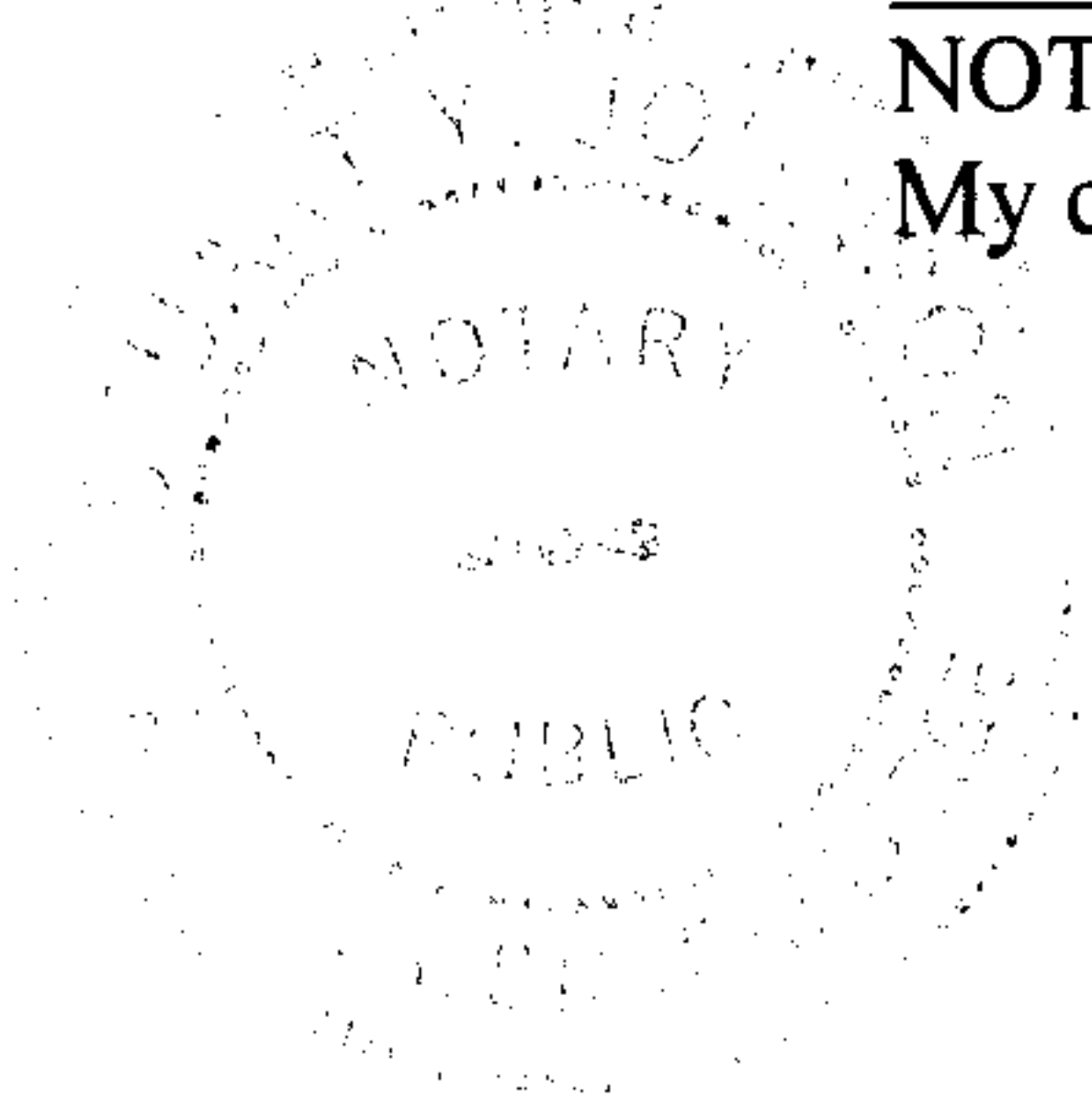


EXHIBIT "A"



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Begin at the SW corner of Section 6, Township 21 South, Range 1 East, Shelby county, Alabama, said point being the POINT OF BEGINNING; thence S89 deg. 28'56"E, a distance of 2,614.08' to a point on the Westerly R.O.W. line of Shelby County Highway 49; thence N01 deg. 28'26"E and along said R.O.W. line, a distance of 267.58' to the beginning of a curve to the left, having a radius of 13,902.58, a central angle of 01 deg. 15'46", and subtended by a chord which bears N00 deg. 33'45"E, and a chord distance of 306.43'; thence along the arc of said curve and said R.O.W. line, a distance of 306.44'; thence N00 deg. 21'57"W and along said R.O.W. line, a distance of 347.99'; thence 89 deg. 14'18"W and leaving said R.O.W. line, a distance of 1,302.63'; thence N00 deg. 39'00"W, a distance of 398.89'; thence S89 deg. 40'36"W, a distance of 1,314.63'; thence S89 deg. 46'45"W, a distance of 1,320.00'; thence S00 deg. 00'26"W, a distance of 1,318.21'; thence N89 deg. 17'37"E, a distance of 1,320.00' to the POINT OF BEGINNING. Being located in the S ½ of the Southwest ¼ of Section 6, Township 21 South, Range 1 East and in SE ¼ of the SE ¼ of Section 1, Township 21 South, Range 1 West.