

WARRANTY DEED

*\$ 300,000*

STATE OF ALABAMA :

COUNTY OF SHELBY :

KNOW ALL MEN BY THESE PRESENTS, that Jonathon E. Balzli and Kimberly H. Balzli, husband and wife, the Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration acknowledged to have been paid to the said Grantors by Woodland Village Mobile Home Community, LLC, an Alabama Limited Liability Company, the Grantee, do GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee, subject to the provisions contained in this Warranty Deed, all that real property in the County of Shelby, State of Alabama, described as follows, to-wit:

Commence at the Southeast corner of the Southeast quarter of the Northwest quarter, Section 22, Township 19 South, Range 1 East; thence run North along the Eastline of said quarter-quarter Section a distance of 993.75 feet; thence turn a deflection angle of 90 degrees 36 minutes 49 seconds to the left and run a distance of 668.25 feet, to the Point of Beginning; thence continue in the same direction a distance of 720.00 feet; thence turn a deflection angle on 90 degrees 00 minutes 00 seconds to the left and run a distance of 200.00 feet; thence turn a deflection angle of 90 degrees 00 minutes 00 seconds to the right and run a distance of 640.00 feet, to the East right-of-way of Shelby County Highway 55; thence turn a deflection angle of 75 degrees 22 minutes 50 seconds to the left, to the tangent of a right-of-way curve, and run along said right-of-way curve (whose Delta Angle is 3 degrees 17 minutes 08 seconds to the right, Radius is 3934.18 feet, Tangent is 112.83 feet, Length of Curve is 225.60 feet); thence turn a deflection angle of 108 degrees 32 minutes 08 seconds to the left and run a distance of 1425.51 feet; thence turn a deflection angle of 90 degrees 00 minutes 00 seconds to the left and run a distance of 408.90 feet to the Point of Beginning. Situated in the South half of the Northwest quarter, Section 22, Township 19 South, Range 1 East, Shelby County, Alabama, containing ten (10) acres more or less, as recorded in Real Record 051, Page 579, in the Probate Office of Shelby County, Alabama.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Easements, right-of-way, covenants, restrictions, permits and building setback lines of record.

Transmission line permits to Alabama Power Company as recorded in Deed Book 127, Page 347 and in Deed Book 131, Page 529 in the Probate Office of Shelby County, Alabama.

Alabama Power Company overhead service line, Westover water authority, line and flood promo areas as shown on survey of Frank W. Wheeler dated November 4, 1986.

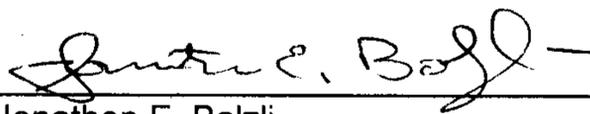
Mortgage and Security Agreement from Jonathon E. Balzli and Kimberly H. Balzli to First Commercial Bank, an Alabama Banking Corporation dated July 19, 2000 and recorded July

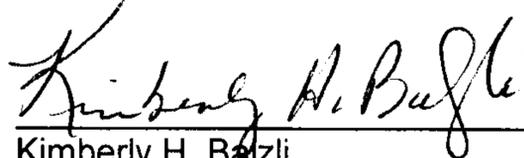
21, 2000 as Instrument 2000-24510 in the Office of the Judge of Probate of Shelby County, Alabama as further secured by Assignment of Leases and Rents dated July 19, 2000 and recorded July 21, 2000 as Instrument 2000-24511 in the Office of the Judge of Probate of Shelby County, Alabama.

TOGETHER WITH ALL AND SINGULAR the rights, privileges, tenements, hereditaments and appurtenances hereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD unto the said Grantee, and the successors and assigns of said Grantee, in fee simple, FOREVER.

And, except as to the above and taxes hereafter falling due, which are assumed by the Grantee, the Grantors, for the Grantors and for the heirs and assigns of the Grantors, COVENANT AND WARRANT to and with the said Grantee, and the successors and assigns of said Grantee, that the Grantors are seized of an indefeasible estate in fee simple in and to said real property and have a good and lawful right to sell and convey the same; that the Grantors are in quiet and peaceable possession of said real property; and that said real property is free and clear of all liens and encumbrances of every kind and nature whatsoever; and the Grantors do WARRANT AND WILL FOREVER DEFEND the title to said real property, and the possession of said real property, unto the said Grantee, and the successors and assigns of said Grantee, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have set the hands and seals of the Grantors on this Warranty Deed on this the 23 day of December, 2009.

  
\_\_\_\_\_  
Jonathon E. Balzli (Seal)

  
\_\_\_\_\_  
Kimberly H. Balzli (Seal)



20091229000473380 3/3 \$317.00  
Shelby Cnty Judge of Probate, AL  
12/29/2009 12:42:27 PM FILED/CERT

STATE OF ALABAMA :

COUNTY OF SHELBY:

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Jonathon E. Balzli, whose name 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 the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this 23 day of December, 2009.

*Brenda K. Weather*  
Notary Public  
My Commission Expires: 1-8-2013

STATE OF ALABAMA :

COUNTY OF SHELBY:

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Kimberly H. Balzli, whose name 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 the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this 23 day of December, 2009.

*Brenda K. Weather*  
Notary Public  
My Commission Expires: 1-8-2013

Address of Grantors:

4920 Highway 55  
Wilsonville, Alabama 35186

Address of Grantee:

4920 Highway 55  
Wilsonville, Alabama 35186

This Instrument Prepared By:

W. Kenneth Heard  
Irby & Heard, P.C.  
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