  
20100210000040430 1/3 \$200.50  
Shelby Cnty Judge of Probate, AL  
02/10/2010 08:10:17 AM FILED/CERT

Shelby County, AL 02/10/2010

State of Alabama

Deed Tax : \$183.50

**THIS INSTRUMENT PREPARED BY:**

George M. Vaughn, Esq.  
300 Cahaba Park Circle, Ste 200  
Birmingham, AL 35242

**SEND TAX NOTICE TO:**

C. WEBB EDWARDS  
321 Wynlake Circle  
Alabaster, Alabama 35007

**WARRANTY DEED**

**STATE OF ALABAMA        )**

**SHELBY COUNTY    )**

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of One Hundred Eighty Three Thousand Five Hundred and 00/100 Dollars (\$183,500.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, NEEMAC LAND COMPANY, LLC, an Alabama limited liability company (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto C. WEBB EDWARDS AND CATHY J. EDWARDS (herein referred to as "Grantees"), as Joint Tenants, with right of survivorship, all of its right, title, and interest in the following described real estate, situated in SHELBY, Alabama, to wit:

SEE EXHIBIT A

\*\$0 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith



Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

**TO HAVE AND TO HOLD** unto the said Grantees as Joint Tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees shall take as tenants in common.

And the Grantor does for itself, its successors and assigns covenant with the said Grantees, and their assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid and that it will, and its successors and assigns shall warrant and defend the same to the said Grantees, and their assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the Grantor by Todd Davis and Steven E. Bowman, as Members of Neemac Land Company, LLC, an Alabama limited liability company who are authorized to execute this conveyance has hereunto sets its signature and seal, this 30<sup>th</sup> day of September, 2009.

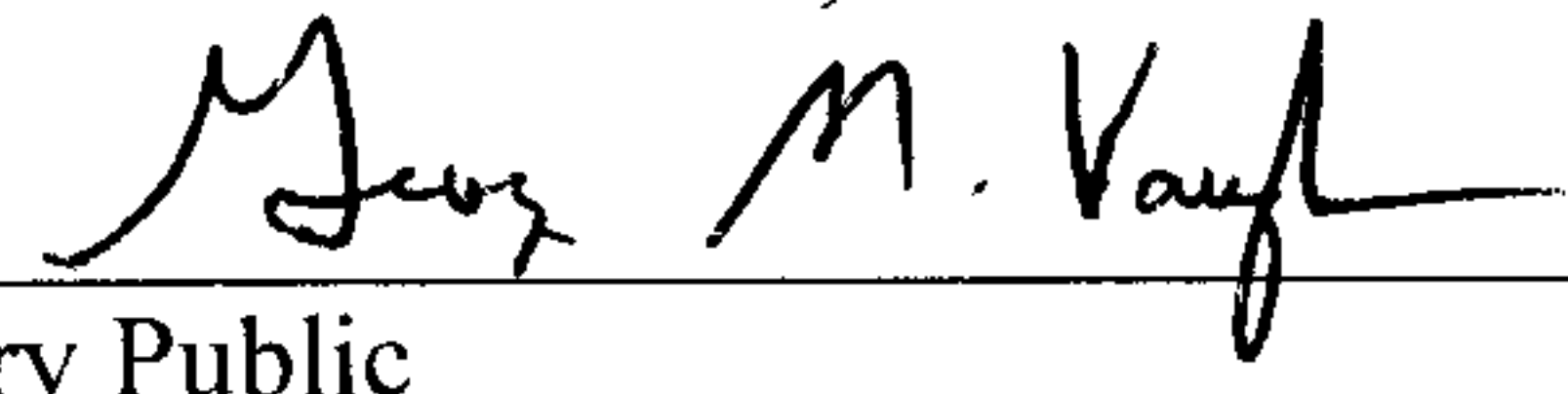
**NEEMAC LAND COMPANY, LLC**

By:   
**TODD DAVIS, MEMBER**  
  
**STEVEN E. BOWMAN, MEMBER**

**STATE OF ALABAMA            )**  
**SHELBY COUNTY            )**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that TODD DAVIS, whose name as Member of NEEMAC LAND COMPANY, LLC, an Alabama limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 30<sup>th</sup> day of SEPTEMBER, 2009.

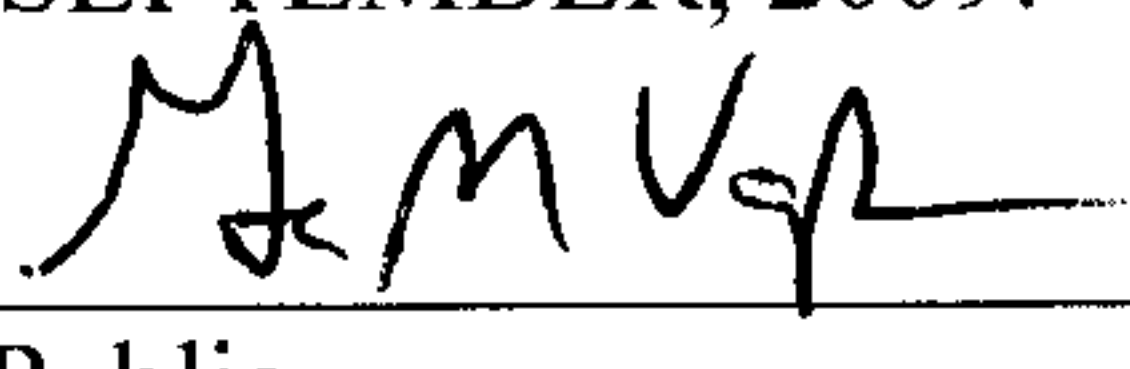
  
Notary Public

My Commission Expires: 9.29.2010

**STATE OF ALABAMA            )**  
**SHELBY COUNTY            )**


I, the undersigned, a Notary Public in and for said County in said State, hereby certify that STEVEN E. BOWMAN, whose name as Member of NEEMAC LAND COMPANY, LLC, an Alabama limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 30<sup>th</sup> day of SEPTEMBER, 2009.

  
Notary Public

My Commission Expires: 9.29.2010

**EXHIBIT "A"**

  
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**A parcel of land situated in the West ½ of Section 9, Township 22 South, Range 3 West, Shelby County, Alabama; being more particularly described as follows:**

**Beginning at an iron found at the Northwest corner of the Northwest ¼ of the Southeast ¼ of Section 9, Township 22 South, Range 3 West; thence South 0 degrees 52 minutes 50 seconds East a distance of 632.51 feet to a 1 inch x 1 inch angle iron found; thence South 0 degrees 07 minutes 43 seconds West a distance of 647.56 feet to a capped rebar set; thence North 85 degrees 49 minutes 45 seconds West a distance of 257.70 feet to a capped rebar set; thence following the curvature thereof an arc distance of 337.36 feet to a capped rebar set (said arc having a chord bearing of North 87 degrees 48 minutes 03 seconds West, a counterclockwise direction, a chord distance of 337.17 feet and a radius of 2902.09 feet); thence North 21 degrees 43 minutes 30 seconds East a distance of 463.06 feet to a capped rebar set (said arc having a chord bearing of North 13 degrees 58 minutes 01 seconds East, a counterclockwise direction, a chord distance of 860.08 feet and a radius of 3078.46 feet); thence North 6 degrees 33 minutes 19 seconds East a distance of 789.69 feet to a ¾ inch pipe found; thence South 87 degrees 08 minutes 57 seconds East a distance of 117.95 feet to a crimp pipe found; thence South 0 degrees 26 minutes 14 seconds West a distance of 209.43 feet to a rebar found; thence South 0 degrees 01 minutes 55 seconds East a distance of 586.10 feet to the point of beginning.**