



20100930000322230 1/3 \$28.00
Shelby Cnty Judge of Probate, AL
09/30/2010 11:52:29 AM FILED/CERT

Shelby County, AL 09/30/2010
State of Alabama
Deed Tax : \$10.00

\$
~~30,000~~ JD
10,000

Send tax notice to:
MICHAEL H. ROBERTSON

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

TITLE NOT EXAMINED

Shelby COUNTY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of One and No/100 Dollars (\$1.00) in hand paid to the undersigned, R & D No. 1, LLC (hereinafter referred to as “Grantor”) by MICHAEL H. ROBERTSON (hereinafter referred to as Grantees”), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel IV:

Commence at the Southwest corner of the Northwest quarter of the Southeast quarter of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama; and run in a Northerly direction along the Westerly line of said quarter-quarter section 330.00 feet; thence turn an angle to the left 89 degrees, 49 minutes, 00 seconds and run in a Westerly direction 64.02 feet to a point on the Easterly right of way of Old Highway 280; thence turn an angle to the right 93 degrees, 54 minutes, 00 seconds and run in a Northerly direction along said right of way line 104.74 feet to the point of beginning; thence continue along last described course 60.00 feet; thence turn an angle to the right 86 degrees, 06 minutes, 00 seconds and run in an Easterly direction 220.00 feet; thence turn an angle to the left 86 degrees, 06 minutes, 00 seconds and run in a Northerly direction 70.00 feet; thence turn an angle to the left 93 degrees, 54 minutes, 00 seconds and run in a Westerly direction 20.00 feet; thence turn an angle to the right 93 degrees, 54 minutes, 00 seconds and run in Northerly direction 150.00 feet; thence turn an angle to the left 93 degrees, 54 minutes, 00 seconds and run in a Westerly direction 200.36 feet to a point on a curve to the left of the Easterly right of way line of Old Highway 280; said curve having a central angle of 3 degrees, 23 minutes, 14 seconds and a radius of 2,321.41 feet; thence turn an angle to the right 91 degrees, 09 minutes, 06 seconds to the chord of said curve and run along the arc of said curve in a Northerly direction for a distance of 137.24 feet; thence turn an angle to the right of 89 degrees, 15 minutes, 23 seconds from the chord of said curve and run in an Easterly direction 414.38 feet; thence turn an angle to the right 58 degrees, 19 minutes, 54 seconds and run in a Southeasterly direction 128.59 feet; thence turn an angle to the left 3 degrees, 45 minutes, 23 seconds and run Southeasterly 50.00 feet; thence turn an angle to the left 14 degrees, 00 minutes, 00 seconds and run Southeasterly 50.00 feet; thence turn an angle to the right 14 degrees, 31 minutes, 00 seconds and run southeasterly 35.00 feet; thence turn an angle to the right 10 degrees, 00 minutes, 00 seconds and run Southeasterly 43.00 feet; thence turn an angle to the left 05 degrees, 00 minutes, 00 seconds and run Southeasterly 30.00 feet; thence turn an angle to the right 25 degrees, 00 minutes, 00 seconds and run in a Southerly direction 40.00 feet; thence turn an angle to the right 13 degrees, 00 minutes, 00 seconds and run in a Southerly direction 60.00 feet; thence turn an angle to the right 16 degrees, 00 minutes, 00 seconds and run in a Southwesterly direction 40.25 feet; thence turn an angle to the left 114 degrees, 30 minutes, 00 seconds and run in an Easterly direction 115.79 feet; thence turn an angle to the right 89 degrees, 49 minutes, 00 seconds and run in a Southerly direction 104.50 feet; thence turn an angle to the right 90 degrees, 11 minutes, 00 seconds and run in a Westerly direction 239.94 feet; thence turn an angle to the right 90 degrees, 00 minutes, 00 seconds and run in a Northerly direction 104.50 feet; thence turn an angle to the left 90 degrees, 00 minutes, 00 seconds and run in a Westerly direction 475.17 feet to the point of beginning.

LESS AND EXCEPT:

Commence at the Southwest corner of the Northwest quarter of the Southeast quarter of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama, thence run in a Northerly direction along the West line of said quarter-quarter section for a distance of 330.00 feet; thence turn a deflection angle to the left of 89 degrees 49 minutes 00 seconds and run in a Westerly direction for a distance of 64.02 feet to a point on the Eastern right of way line of Old Highway 280 (100' right of way), thence turn a deflection angle to the right of 93 degrees 54 minutes 00 seconds and run in a Northerly direction along said right of way line for a distance of 104.74 feet to the POINT OF BEGINNING; thence continue along last stated course and along said right of way for a distance of 60.00 feet; thence turn a deflection angle to the right of 86 degrees 06

minutes 00 seconds and run in an Easterly direction for a distance of 220.00 feet; thence turn a deflection angle to the right of 46 degrees 57 minutes 00 seconds and run in a Southeasterly direction for a distance of 81.92 feet; thence turn a deflection angle to the right of 133 degrees 03 minutes 00 seconds and run in a Westerly direction for a distance of 280.00 feet to a point on the Eastern right of way line of Old Highway 280 and the POINT OF BEGINNING. Said parcel contains 14,965 Square Feet or 0.34 Acres more or less.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2009 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2010.
2. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The said Grantors do for themselves and for their heirs, executors and assigns, covenant with the Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors and assigns shall, warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, R & D No. 1, LLC, by The Trustees of The Davies Living Trust and Michael H. Robertson its MEMBERS, who ^{are} authorized to execute this conveyance, has hereunto set its signature and seal on this the 17TH day of September, 2010.

Jan F. Evans
TRUSTEE FOR DAVIES LIVING TRUST
AS MEMBER OF R & D NO. 1, LLC.

9/17/10
Date

Mary E. Davies
TRUSTEE FOR DAVIES LIVING TRUST
AS MEMBER OF R & D NO. 1, LLC.

9/17/10
Date


Michael H. Robertson
MICHAEL H. ROBERTSON
AS MEMBER OF R & D NO. 1, LLC.

9-17-2010
Date

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES F. DAVIES, whose name is signed to the foregoing instrument and whose name is known to me as Trustee of the DAVIES LIVING TRUST as Member of R & D NO. 1, LLC, acknowledged before me on this day, that being informed of the contents of said instrument, he executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and official seal this the 17th day of September, 2010.

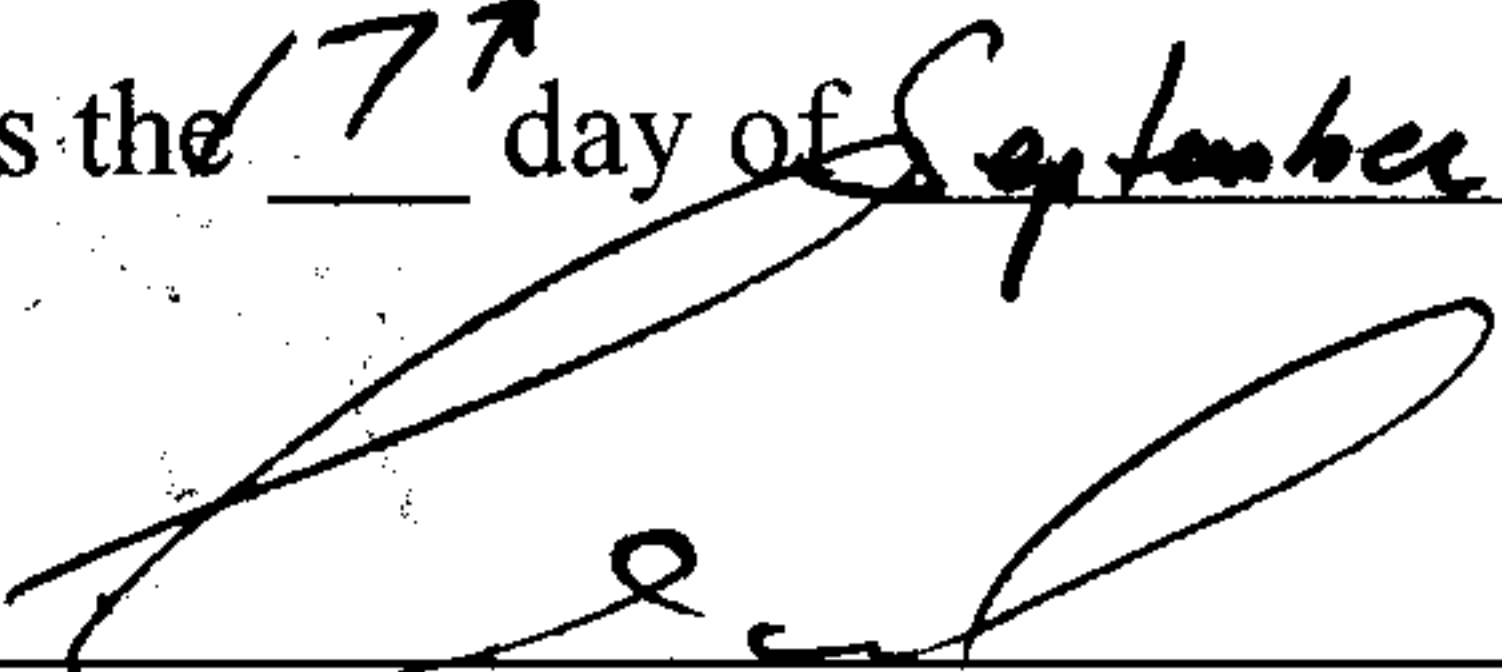

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[Signature]
Notary Public
Print Name Charles D. Stewart, Jr.
My Commission Expires: 4-13-12

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARY E. DAVIES, whose name is signed to the foregoing instrument and whose name is known to me as Trustee of the DAVIES LIVING TRUST as Member of R & D NO. 1, LLC, acknowledged before me on this day, that being informed of the contents of said instrument, she executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and official seal this the 7th day of September, 2010.



Notary Public
Print Name: Charles D. Stewart, Jr.
My Commission Expires: 4-13-12

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL H. ROBERTSON, whose name is signed to the foregoing instrument and whose name is known to me as Member of R & D NO. 1, LLC, acknowledged before me on this day, that being informed of the contents of said instrument, she executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and official seal this the 7th day of September, 2010.



Notary Public
Print Name: Charles D. Stewart, Jr.
My Commission Expires: 4-13-12



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