

20110301000068550 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
03/01/2011 12:31:18 PM FILED/CERT

Shelby County, AL 03/01/2011
State of Alabama
Deed Tax: \$10.00

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **ASKJ, LLC, AN ALABAMA LIMITED LIABILITY COMPANY**, (herein referred to as Grantor) do hereby grant, bargain, sell and convey unto **H & L PROPERTIES, LLC**, (herein referred to as Grantee), which has a mailing address of

1524 Chatham Court, Pelham, AL 35124, the following described real estate situated in

Shelby County, Alabama, to-wit:

Begin at the Southwest corner of Lot 60 Lake Forest Sixth Sector as recorded in Map Book 36, Page 35B in the Office of the Judge of Probate Shelby County, Alabama; thence run in a Northerly direction along the West line of Lots 60 and 59 of said Subdivision for a distance of 263.02 feet to the Northwest corner of said Lot 59; thence continue in a Northerly direction along the West line of Lot 58 of said Subdivision for a distance of 15.38 feet; thence turn a deflection angle to the left of 87 degrees 00 minutes 00 seconds and run in a Westerly direction for a distance of 330.00 feet to a point on the Easterly right of way of Shelby County Road #17; thence turn a deflection angle to the left of 79 degrees 00 minutes 00 seconds and run in a Southwesterly direction along the Easterly right of way line of said road for a distance of 211.64 feet; thence turn a deflection angle to the left of 91 degrees 00 minutes 00 seconds and run in a Southeasterly direction for a distance of 390.56 feet to the point of beginning.

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

And said **ASKJ, LLC, AN ALABAMA LIMITED LIABILITY COMPANY**, does for itself, its successors and assigns covenant with the Party of the Second Part, its successors and assigns, that it is lawfully seized in fee of said premises; that it has a good right to sell and convey the same as aforesaid; that said premises are free from all encumbrances; unless otherwise noted above; and that it and its successors and assigns shall warrant and defend the same to said Party of the Second Part, its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, **ASKJ, LLC, AN ALABAMA LIMITED LIABILITY COMPANY**, has set its hand and seal on this the 22nd day of February, 2011, by and through its officer who is duly authorized to execute this conveyance.

ASKJ, LLC, AN ALABAMA LIMITED LIABILITY COMPANY

BY:  (L.S.)
ITS: Member

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **JOHN H. STREET, JR.** whose name as MEMBER of **ASKJ, LLC, AN ALABAMA LIMITED LIABILITY COMPANY**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this the day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.


Given under my hand and seal this 22nd day of February, 2011.

[SEAL]


NOTARY PUBLIC

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY:
WILSON, DILLON, PUMROY & JAMES, L.L.C
ATTORNEYS AT LAW
1431 LEIGHTON AVENUE
POST OFFICE BOX 2333
ANNISTON, ALABAMA 36201


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