

Send tax notice to:
ETHAN EDWARD THOMASTON


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

STATE OF ALABAMA

2011061236

SHELBY COUNTY

STATUTORY WARRANTY DEED


20110706000195440 1/3 \$228.00
Shelby Cnty Judge of Probate, AL
07/06/2011 03:11:34 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Ten Thousand and 00/100ths Dollars (\$210,000.00) in hand paid to the undersigned, CAIN & LUCAS PROPERTIES, LLC (hereinafter referred to as "Grantor") by ETHAN EDWARD THOMASTON (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:

All that part of the Southwest 1/4 of the Northwest 1/4 and Northwest 1/4 of the Southwest 1/4, Section 36, Township 20 South, Range 1 West, and Northeast 1/4 of the Southeast 1/4, Section 35, Township 20 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: From an axle at the SW corner of Section 36, Township 20 South, Range 1 west, run thence (TRUE) North 00 deg. 27 min. 19 sec. West along the accepted West boundary of the SW 1/4 of SW 1/4 of said Section 36 for a distance of 1324.39 feet to a railroad rail accepted as the SW corner of the NW 1/4 of SW 1/4 of said Section 36; thence run North 00 deg. 30 min. 08 sec. West along the accepted West boundary of said NW 1/4 of SW 1/4 for a distance of 1248.25 feet to a point in the center of Sumner Drive (no designated R.O.W.), being the point of beginning herein described parcel of land; thence run South 72 deg. 04 min. 50 sec. East along said drive centerline for a distance of 28.91 feet to a point at the P.C. of a curve concave left, having a delta angle of 15 deg. 54 min. 19 sec. and tangents of 100.00 feet; thence run South 80 deg. 01 min. 59 sec. East for a chord distance of 198.08 feet to a point at the P.T.; thence run South 87 deg. 59 min. 09 sec. East along said drive boundary for a distance of 93.36 feet to a point at the P.C. of a curve concave right, having a delta angle of 08 deg. 01 min. 47 sec. and tangents of 50.00 feet; thence run South 83 deg. 58 min. 15 sec. East for a chord distance of 99.75 feet to a point at the P.T.; thence run South 79 deg. 57 min. 22 sec. East along said drive centerline for a distance of 123.41 feet to a point at the P.C. of a curve concave left, having a delta angle of 31 deg. 04 min. 42 sec. and tangents of 75.00 feet; thence run North 84 deg. 30 min. 17 sec. East for a chord distance of 144.52 feet to a point at the P.C. of a curve concave left, having a delta angle of 13 deg. 53 min. 11 sec. and tangents of 175.80 feet; thence run North 62 deg. 01 min. 21 sec. East for a chord distance of 349.03 feet to a point at the P.T.; thence run North 55 deg. 04 min. 45 sec. East along said drive boundary for a distance of 108.98 feet to a point at the P.C. of a curve concave right, having a delta angle of 25 deg. 11 min. 52 sec. and tangents of 100.00 feet; thence run North 67 deg. 40 min. 41 sec. East for a chord distance of 195.18 feet to a point at the P.T.; thence run North 80 deg. 16 min. 37 sec. East along said drive centerline for a distance of 55.36 feet to a point on an accepted segment of the East boundary of the SW 1/4 of NW 1/4 of aforementioned Section 36; thence run North 00 deg. 11 min. 38 sec. West along an accepted segment of the East boundary of said SW 1/4 of SW 1/4 for a distance of 15.21 feet to a 1" pipe; thence continue North 00 deg. 11 min. 38 sec. West along an accepted segment of the East boundary of said SW 1/4 of NW 1/4 for a distance of 242.86 feet to a 1" pipe; thence run North 00 deg. 16 min. 36 sec. East along an accepted segment of the East boundary of said SW 1/4 of NW 1/4 for a distance of 920.46 feet to a pine knot in a rock pile accepted as the N.E. corner of the SW 1/4 of NW 1/4 of Section 36, Township 20 South, Range 1 West; thence run South 87 deg. 28 min. 07 sec. West for a distance of 1324.45 feet to a railroad rail accepted as the N.W. corner of said SW 1/4 of NW 1/4; thence run South 00 deg. 15 min. 48 sec. East for

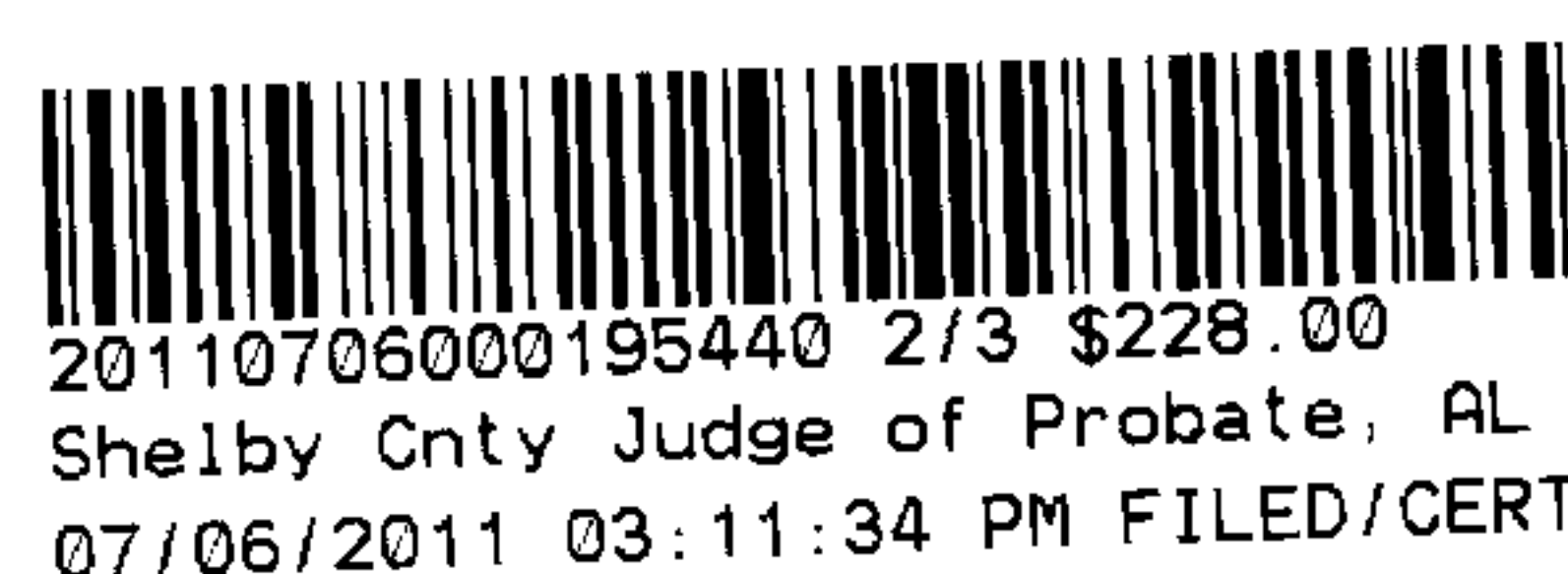
a distance of 1335.17 feet to a railroad rail accepted as the N.E. corner of the NE 1/4 of SE 1/4 Section 35, Township 20 South, Range 1 West; thence run South 88 deg. 26 min. 23 sec. West for a distance of 96.10 feet to the point in the center of aforementioned Summer Drive; said point being on a curve concave right, having a delta angle of 14 deg. 40 min. 13 sec. and tangents of 74.95 feet; thence run South 75 deg. 30 min. 50 sec. East for a chord distance of 62.36 feet to a point at the P.T.; thence run South 72 deg. 04 min. 50 sec. East along said drive centerline for a distance of 37.78 feet to the point of beginning of herein described parcel of land, situated in the NE 1/4 of SE 1/4 of Section 35, Township 20 South, Range 1 West and the SW 1/4 of NW 1/4 and the NW 1/4 of SW 1/4 Section 36, Township 20 South, Range 1 West, Shelby County, Alabama.

Together with a 30 foot non-exclusive easement for ingress and egress an existing gravel road, known as Sumner Drive (non designated R.O.W.) description to-wit: From a railroad rail accepted as the NE corner of the NE 1/4 of SE 1/4 of Section 35, Township 20 South, Range 1 West, run thence (TRUE) South 88 deg. 26 min. 23 sec. West along the accepted North boundary of said NE 1/4 of SE 1/4 for a distance of 96.10 feet to the point of beginning of the centerline of a 30 foot non-exclusive of a 30 foot non-exclusive easement for ingress and egress, said point being on a curve concave right, having a delta angle of 14 deg. 40 min. 13 sec. and tangents of 74.95 feet; thence run South 75 deg. 30 min. 50 sec. East for a chord distance of 62.36 feet to a point at the P.T.; thence run South 72 deg. 04 min. 50 sec. East along said easement centerline for a distance of 66.69 feet to a point at the P.C. of a curve concave left, having a delta angle of 15 deg. 54 min. 19 sec. and tangents of 100.00 feet; thence run South 80 deg. 01 min. 59 sec. East for a chord distance of 198.08 feet to a point at the P.T.; thence run South 87 deg. 59 min. 09 sec. East along said easement centerline for a distance of 93.36 feet to a point at the P.C. of a curve concave right, having a delta angle of 08 deg. 01 min. 47 sec. and tangents of 50.00 feet; thence run South 83 deg. 58 min. 15 sec. East for a chord distance of 99.75 feet to a point at the P.T.; thence run South 79 deg. 57 min. 22 sec. East along said easement centerline for a distance of 123.41 feet to a point at the P.C. of a curve concave left, having a delta angle of 31 deg. 04 min. 42 sec. and tangents of 75.00 feet; thence run North 84 deg. 30 min. 17 sec. East for a chord distance of 144.52 feet at the P.C. of a curve concave left, having a delta angle of 13 deg. 53 min. 11 sec. and tangents of 175.80 feet; thence run North 62 deg. 01 min. 21 sec. East for a chord distance of 349.03 feet to a point at the P.T.; thence run North 55 deg. 04 min. 45 sec. East along said easement centerline for a distance of 108.98 feet to a point at the P.C. of a curve concave right, having a delta angle of 25 deg. 11 min. 52 sec. and tangents of 100.00 feet; thence run North 67 deg. 40 min. 41 sec. East for a chord distance of 195.18 feet to a point at the P.T.; thence run North 80 deg. 16 min. 37 sec. East along said easement centerline for a distance of 55.36 feet to a point of termination of an accepted segment of the East boundary of the SW 1/4 of NW 1/4 of Section 36, Township 20 South, Range 1 West.

And also together with a Right of Way Easement of 30 feet as set out in Book 311, page 655 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2010 which constitutes a lien but are not due and payable until October 1, 2011.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book R page 452 and Instrument #2000-04449, in Probate Office.
3. Rights of others in and to use the easement(s) as set out in Book 311, page 655, and Inst. #20041124000647040, in the Probate Office of Shelby County, Alabama, and described in Schedule C, herein.
4. Unrecorded easement to Bell South Telecommunications, as referred to in Inst. No. 20070409000162800 in Probate Office.
5. Archie Phillips reserves the right to use all easements serving his remaining real property including easements recorded in Inst. #20041124000647040 and Inst. #20050201000050470 as set out in Inst. #20070409000162800.



TO HAVE AND TO HOLD unto the Grantee and unto heirs and assigns, in fee simple.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

IN WITNESS WHEREOF, the said Grantor, CAIN & LUCAS PROPERTIES, LLC by LARRY CAIN AND JERRY LUCAS its MEMBERS, who are authorized to execute this conveyance, has hereunto set its signature and seal on this the 30th day of June, 2011.

CAIN & LUCAS PROPERTIES, LLC

By:


LARRY CAIN

By:

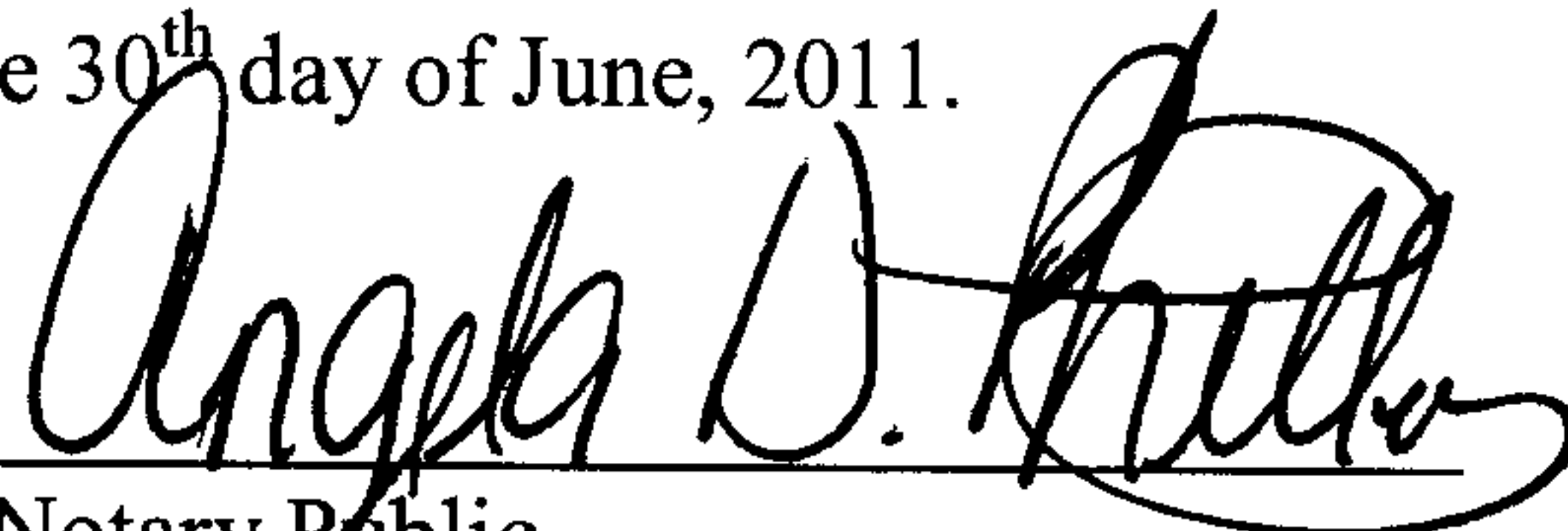

JERRY LUCAS

ITS: MEMBERS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LARRY CAIN AND JERRY LUCAS, whose names as MEMBERS of CAIN & LUCAS PROPERTIES, LLC, are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 30th day of June, 2011.



Notary Public

Print Name:

Commission Expires:



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