

STATE OF ALABAMA)
)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of **Ten & no/100 Dollars (\$10.00)** to the undersigned grantors, in hand paid by the grantees herein, and other good and valuable consideration, the receipt whereof is acknowledged, **Mickey Hardy, Jr.**, a single man and **Mickey Hardy, Sr.**, a married man (herein referred to as "Grantors"), grant, bargain, sell and convey unto **Meadow View Apartments, LLC** (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama to wit:

See Exhibit A attached hereto and incorporated herein by reference.

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in anywise appertaining, and all right, title and interest of Grantors in and to any and all roads, alleys and ways bounding said property.

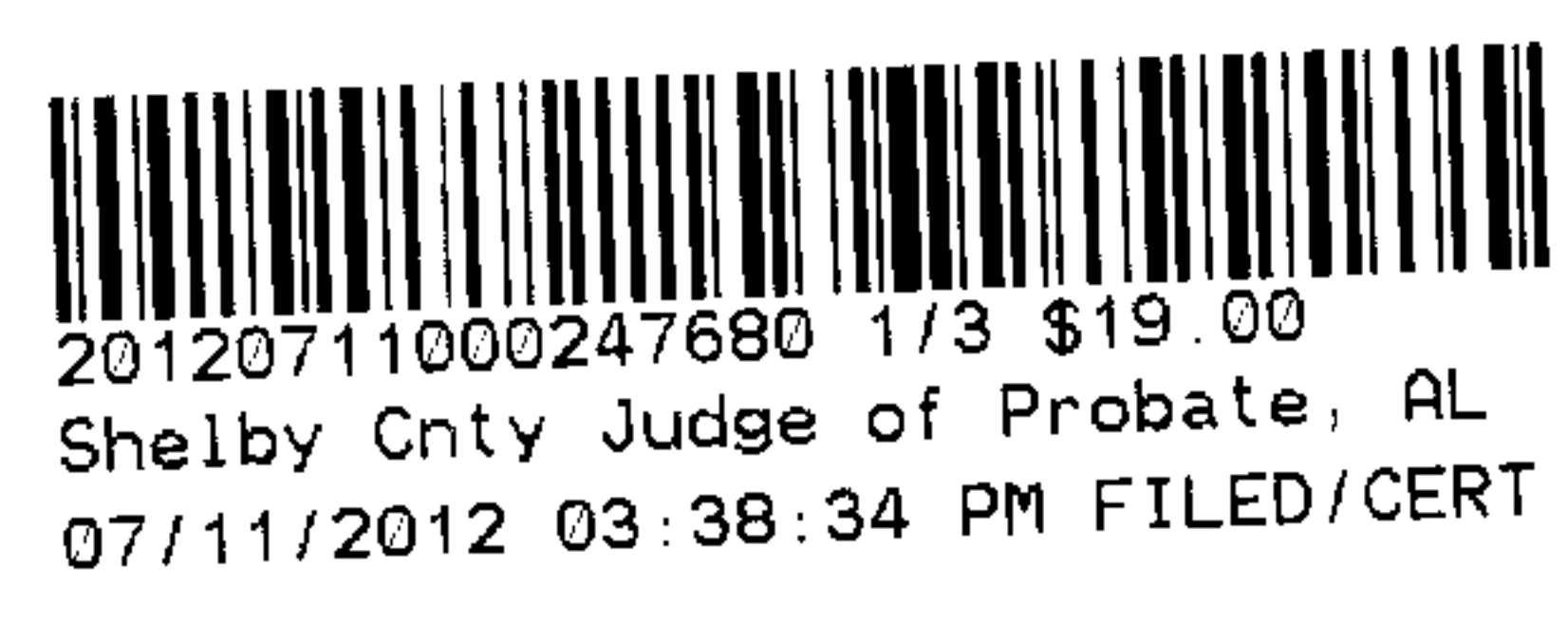
SUBJECT TO AND EXCEPT FOR:

1. Ad Valorem Taxes for the current tax year, a lien but not yet due and payable.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto not owned by the Grantor.
3. Transmission Line Permit to Alabama Power Company as set out in instrument(s) recorded in Deed Book 121, Page 413.
4. Right of way granted to Southern Natural Gas as recorded in Deed Book 90, Page 435.
5. Right of Way to Shelby County as recorded in Deed Book 135, Page 401.
6. Easement as recorded in Book 344, Page 360.
7. Tenants, as tenants only, under unrecorded leases.

NOTE: This property does not constitute the homestead of either of the Grantors or their spouses.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever. The Grantors hereby covenant and agree with Grantee, its successors and assigns, that the Grantors, their heirs and successors, will warrant and defend the above described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through or under the Grantor, but not further or otherwise.

Mortgage filed simultaneously herewith.



IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, this 9th day of July, 2012.

Mickey Hardy, Jr.
Mickey Hardy, Jr.

Mickey Hardy, Sr.
Mickey Hardy, Sr.

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Mickey Hardy, Jr.** whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of July, 2012.

James L. Luna
Notary Public
My Commission Expires: OCTOBER 2, 2012

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Mickey Hardy, Sr.** whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of July, 2012.

James L. Luna
Notary Public
My Commission Expires: OCTOBER 2, 2012

THIS INSTRUMENT PREPARED BY:

James E. Vann
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, AL 35205
(205) 930-5484

SEND TAX NOTICE TO:
Meadow View Apartments, LLC
P.O. Box 801
Pelham, Alabama 35124



20120711000247680 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
07/11/2012 03:38:34 PM FILED/CERT

EXHIBIT A

A parcel of land situated in the West ½ of the NE ¼ of Section 23, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SW corner of the NW ¼ of the NE ¼ of Section 23, Township 20 South, Range 3 West; thence North 82 deg. 15 min. 27 sec. East along the South line of said ¼ - ¼ section a distance of 466.90 feet; thence North 9 deg. 03 min. 03 sec. East a distance of 102.73 feet to the point of beginning; thence North 09 deg. 03 min. 03 sec. West a distance of 242.00 feet; thence South 80 deg. 56 min. 57 sec. West, a distance of 380.69 feet; thence South 09 deg. 03 min. 03 sec. East, a distance of 242.00 feet; thence South 17 deg. 31 min. 03 sec. East, a distance of 56.62 feet; thence South 09 deg. 16 min. 27 sec. East a distance of 121.68 feet; thence North 80 deg. 50 min. 43 sec. East, a distance of 363.89 feet to the point of a non-tangent curve to the right, having a radius of 524.65 feet; a central angle of 09 deg. 24 min. 06 sec. and subtended by a chord which bears North 02 deg. 51 min. 49 sec. West a chord distance of 85.99 feet; thence along arc and said curve a distance of 86.09 feet to a point of reverse curve to the left having a radius of 484.65 feet, a central angle of 10 deg. 53 min. 17 sec. and subtended by a chord which bears North 03 deg. 36 min. 25 sec. West a chord distance of 91.96 feet; thence along arc and said curve a distance of 92.10 feet to the point of beginning.



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