

THIS DEED DONE WITHOUT BENEFIT OF A TITLE SEARCH

Send Tax Notice to:

C & C, L.L.C.

10 Brookhill Manor  
Birmingham, AL

35223

STATE OF ALABAMA )  
 )  
SHELBY COUNTY )

#430,000

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned, **CAROLINE M. RAUGHLEY**, an unmarried woman (hereafter referred to as the "Grantor"), in hand paid by C & C, L.L.C. (hereafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

See Exhibit A attached hereto and made a part hereof

This conveyance is made subject to the following:

1. 1998 ad valorem taxes.
2. 1999 ad valorem taxes, a lien due and payable October 1, 1999.
3. All recorded mortgages, recorded or unrecorded easements, liens, rights-of way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

**TO HAVE AND TO HOLD** to the said Grantee, and to the successors and assigns of such Grantee in fee simple forever.

**IN WITNESS WHEREOF**, the said Grantor has hereto set her hand and seal on this the 29<sup>th</sup> day of December, 1998.

Caroline M. Raughley  
Caroline M. Raughley

Inst # 1998-52023

12/30/1998-52023  
11:04 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 SMA

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Caroline M. Raughley, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29<sup>th</sup> day of December, 1998.

AFFIX SEAL

Ronald D. Ramey  
Notary Public

My Commission Expires: 12.2001

This Instrument Prepared By:

Melinda M. Mathews, Esquire  
SIROTE & PERMUTT, P.C.  
2222 Arlington Avenue South  
Birmingham, Alabama 35205

## Exhibit A

### Legal Description

Two parcels of land in Shelby County, Alabama, more particularly described as follows:

#### PARCEL I:

A parcel of land located in the SW 1/4 of the NE 1/4, the SE 1/4 of the NW 1/4, and the SW 1/4 of the NW 1/4, all in Section 20, Township 21 South, Range 2 West, more particularly described as follows:

Begin at the SE corner of said SE 1/4 of the NW 1/4; thence in a westerly direction along the southerly line of said 1/4-1/4 section, a distance of 1152.45 feet to the SE corner of said SW 1/4 of the NW 1/4; thence continue in a westerly direction along the southerly line of said SW 1/4 of the NW 1/4, a distance of 70.23 feet to the intersection with the northeasterly right-of-way line of the L & M Railroad; thence 62 degrees 29 minutes 45 seconds right, in a northwesterly direction along said right-of-way line, a distance of 300.0 feet; thence 107 degrees 49 minutes 57 seconds right, in a northeasterly direction a distance of 200.62 feet to a point in the easterly line of said SW 1/4 of the NW 1/4, which point is 300.00 feet north the SE corner of said 1/4-1/4 section; thence 82 degrees 25 minutes 42 seconds left, in a northerly direction along the easterly line of said 1/4-1/4 section, a distance of 232.48 feet; thence 87 degrees 41 minutes 15 seconds right, in an easterly direction, a distance of 894.94 feet; thence 8 degrees 22 minutes left, in a northeasterly direction, a distance of 899.87 feet; thence 0 degrees 23 minutes 37 seconds left, in a northeasterly direction, a distance of 230.93 feet to a point on the southwesterly right-of-way line of U.S. Highway 31 South; thence 73 degrees 47 minutes 37 seconds right, in a southeasterly direction along said right-of-way line, a distance of 335.00 feet; thence 106 degrees 12 minutes 23 seconds right, in a southwesterly direction, a distance of 930.63 feet to a point on the easterly line of said SE 1/4 of the NW 1/4; thence 79 degrees 55 minutes 37 seconds left, in a southerly direction along said easterly line, a distance of 357.25 feet to the point of beginning.

#### PARCEL II:

A parcel of land located in the SW 1/4 of the NE 1/4 of Section 20, Township 21 South, Range 2 West, more particularly described as follows:

Begin at the SW corner of said 1/4-1/4 section; thence in a northerly direction along the westerly line of said 1/4-1/4 section, a distance of 357.25 feet; thence 79 degrees 55 minutes 37 seconds right, in a northeasterly direction, a distance of 930.63 feet to a point on the southwesterly right-of-way line of U.S. Highway 31 South; thence 73 degrees 47 minutes 37 seconds right, in a southeasterly direction along said right-of-way line, a distance of 335.30 feet; thence 106 degrees 12 minutes 23 seconds right, in a southwesterly direction, a distance of 1093.35 feet to the point of beginning.

Minerals and mining rights excepted.

Inst # 1998-52023

12/30/1998-52023  
11:04 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 SMA 444.50