

Send Tax Notice To: ✓ Holland Family LLP
P. O. Box 1008
Alabaster, Al. 35007

Inst # 1999-18016

04/30/1999-18016
09:13 AM CERTIFIED
SHELBY COUNTY JUDGE & CLERK
002 199

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of TWENTY-ONE THOUSAND AND 00/100 (\$ 21,000.00) DOLLARS, cash, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt and sufficiency of which is hereby acknowledged, I, MICHAEL A. ROCHESTER, A MARRIED MAN, herein referred to as Grantor, do hereby grant, bargain, sell and convey unto HOLLAND FAMILY LLP, herein referred to as Grantee, the following described real property situated in Shelby County, Alabama, to-wit:

Part of fractional Section 27, Township 22 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at an old rebar found, locally accepted as the half mile corner on the North line of fractional Section 27, Township 22 South, Range 3 West, said point also being the POINT OF BEGINNING; thence N 89 degrees 57 minutes 13 seconds E along the North line of said fractional section a distance of 838.75 feet, thence S 00 degrees 21 minutes 38 seconds E for a distance of 468.76 feet to a point on the locally accepted Freeman Line; thence S 87 degrees 58 minutes 58 seconds W along said Freeman Line for a distance of 1073.22 feet; thence N 00 degrees 27 minutes 14 seconds W for a distance of 504.32 feet; thence N 89 degrees 37 minutes 25 seconds E for a distance of 234.85 feet to the POINT OF BEGINNING. Said parcel of land contains 12.00 acres, more or less. This property does not lie in a special flood hazard area.

Subject to ad valorem taxes for the Year 1999, easements, restrictions and all other matters of public record.

THE HEREINABOVE DESCRIBED REAL PROPERTY IS NOT NOW, NOR HAS IT EVER BEEN, THE HOMESTEAD PROPERTY OF THE GRANTOR, HIS SPOUSE OR ANY MEMBER OF HIS FAMILY.

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 29th day of April, 1999.

Michael A. Rochester (SEAL)
Michael A. Rochester

STATE OF ALABAMA)
)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael A. Rochester, a married man, 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 29th day of April, 1999.


Notary Public

This instrument was prepared by:
John Burdette Bates, Attorney at Law
#10 Office Park Circle, Suite 122
Birmingham, Alabama 35223

My Commission Expires July 28, 1999

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SHELBY COUNTY JUDGE OF PROBATE
ONE MS 22.00