

VALUE: \_\_\_\_\_

**SEND TAX NOTICE TO:**

Lawler Properties, LLC

7027 Highway 25

Montevallo, Alabama 35115

This instrument was prepared by:  
**WALLACE, ELLIS, FOWLER & HEAD**  
P. O. Box 587  
Columbiana, AL 35051

**WARRANTY DEED**

**STATE OF ALABAMA  
SHELBY COUNTY**

Inst # 1999-51515  
12/21/1999-51515  
01:37 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 1995 13.50

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of One and no/100 Dollar (\$1.00) and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **W. L. Lawler, Jr., and wife, Ann D. Lawler, William Philip Lawler, a married man, Dian Lawler Johnson, a married woman, and Wayne Keith Lawler, a married man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Lawler Properties, LLC**, an Alabama limited liability company (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Beginning at a point in the north margin of Alabama State Highway 25, thence with the margin of said state route South 77 degrees 34 minutes 24 seconds West 122.21 feet to a concrete right-of-way monument; thence South 84 degrees 34 minutes 52 seconds West 1649.87 feet to a concrete right-of-way monument being the southeasterly corner of Lawler (Deed Book 345 Page 691); thence with the severance line of Lawler North 06 degrees 58 minutes 41 seconds West 275.76 feet to an iron pipe found said corner being the corner of Lawler (Deed Book 345 Page 691 and Deed Book 115 Page 152); thence continuing with the severance line of Lawler North 55 degrees 41 minutes 55 seconds West 473.03 feet to an iron pin set; thence North 44 degrees 57 minutes 55 seconds West 622.67 feet to an iron pin set in the line of Metrock Steel & Wire Company (Deed Book 158 Page 85); thence North 03 degrees 48 minutes 21 seconds West 406.80 feet to an iron pin set in the line of Westinghouse; thence North 03 degrees 48 minutes 21 seconds West 133.47 feet to an iron pin set in the south margin of a railroad spur right-of-way; thence with said right-of-way North 53 degrees 06 minutes 40 seconds East 309.75 feet to a point; thence North 36 degrees 53 minutes 20 seconds West 15.00 feet to a point; thence with a curve to the right having a radius of 358.15 feet, an arc length of 169.34 feet, (Chord: North 66 degrees 39 minutes 24 seconds East 167.77 feet) to an iron pin set in the south margin of the Southern Railroad, thence with said right-of-way South 79 degrees 55 minutes 58 seconds East 2082.39 feet to a point; thence South 77 degrees 03 minutes 40 seconds East 100.26 feet to a point in the centerline of County Road Number 23; thence with said centerline along a curve to the right having a radius of 278.88 feet; an arc length of 414.25 feet (Chord: South 34 degrees 29 minutes 58 seconds East 377.20 feet) to a point; thence South 08 degrees 03 minutes 16 seconds West 234.72 feet to a point; thence along a curve to the left having a radius of 2288.67 feet, an arc length of 608.89 feet (Chord: South 00 degrees 25 minutes 58 seconds West 607.10 feet) to a point; thence South 07 degrees 11 minutes 32 seconds East 57.59 feet to a point; thence South 82 degrees 24 minutes 26 seconds West 62.75 feet to the point of beginning containing 3618571 Square Feet, 83.07 Acres.

The above described property constitutes no part of the homestead of any of the Grantors nor their spouses.

**TO HAVE AND TO HOLD** to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantee, its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that

I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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 (we) have hereunto set my hand(s) and seal(s), this 3<sup>rd</sup> day of December, 1999.

W. L. Lawler, Jr. (SEAL)  
W. L. Lawler, Jr.

Ann D. Lawler (SEAL)  
Ann D. Lawler

William Philip Lawler (SEAL)  
William Philip Lawler

Dian Lawler Johnson (SEAL)  
Dian Lawler Johnson

Wayne Keith Lawler (SEAL)  
Wayne Keith Lawler

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that W. L. Lawler, Jr., whose name is signed on the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 3<sup>rd</sup> day of December, 1999.

Carlene R. Hadaway  
Notary Public  
My Commission Expires Dec. 1, 2001

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ann D. Lawler, whose name is signed on the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 3<sup>rd</sup> day of December, 1999.

Carlene R. Hadaway  
Notary Public  
My Commission Expires Dec. 1, 2001

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Dian Lawler Johnson, whose name is signed on the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 3<sup>rd</sup> day of December, 1999.

Carlene R. Hadaway  
Notary Public  
My Commission Expires Dec. 1, 2001

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William Philip Lawler, whose name is signed on the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 3<sup>rd</sup> day of December, 1999.

Carlene R. Hadaway  
Notary Public  
My Commission Expires Dec. 1, 2001

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Wayne Keith Lawler, whose name is signed on the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 3<sup>rd</sup> day of December, 1999.

Carlene R. Hadaway  
Notary Public  
My Commission Expires Dec. 1, 2001

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