

STATE OF ALABAMA

*
* WARRENTY DEED
*

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of THIRTY-FIVE THOUSAND DOLLARS (35,000) and other good and valuable Harold Miller and wife, Julia Faye herein referred to as Grantors, in hand paid by JEM Properties, LLC., a limited liability company herein referred to as Grantee, the receipt of which is acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the Grantee, the following described real estate situated in Shelby County, Alabama, to-wit: See attached Exhibit A- Legal Description

This conveyance is prepared without benefit of a title examination by the Preparer.

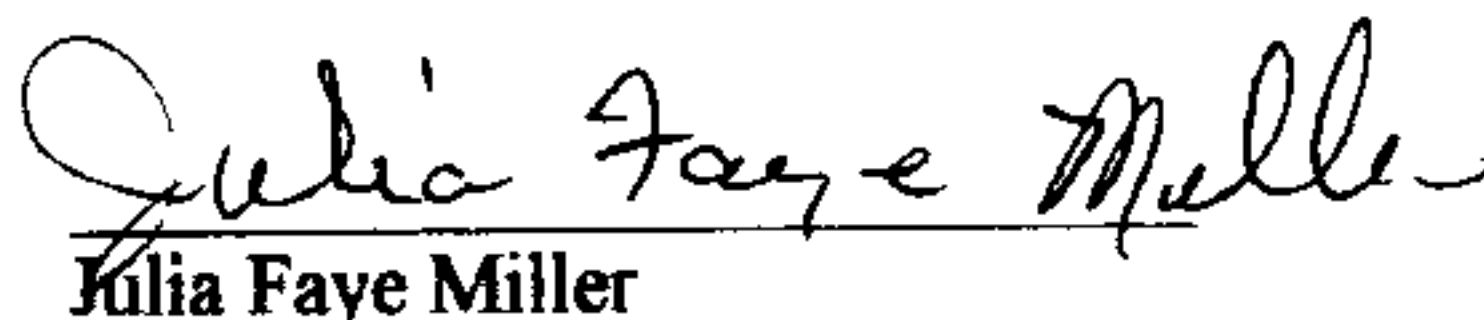
TO HAVE AND TO HOLD unto the said Grantee, its heirs and assigns forever; it being the intention of the parties to this conveyance that the interest in fee simple shall pass to the heirs and assigns of the Grantee herein.

And the Grantors do for themselves and for their heirs, executors, and administrators covenant with the said grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever against the lawful claims of all persons except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the undersigned Grantors have hereunto set their hands and seals this the 28 day of December, 1999.


Harold Miller


Julia Faye Miller

Inst # 2000-00102

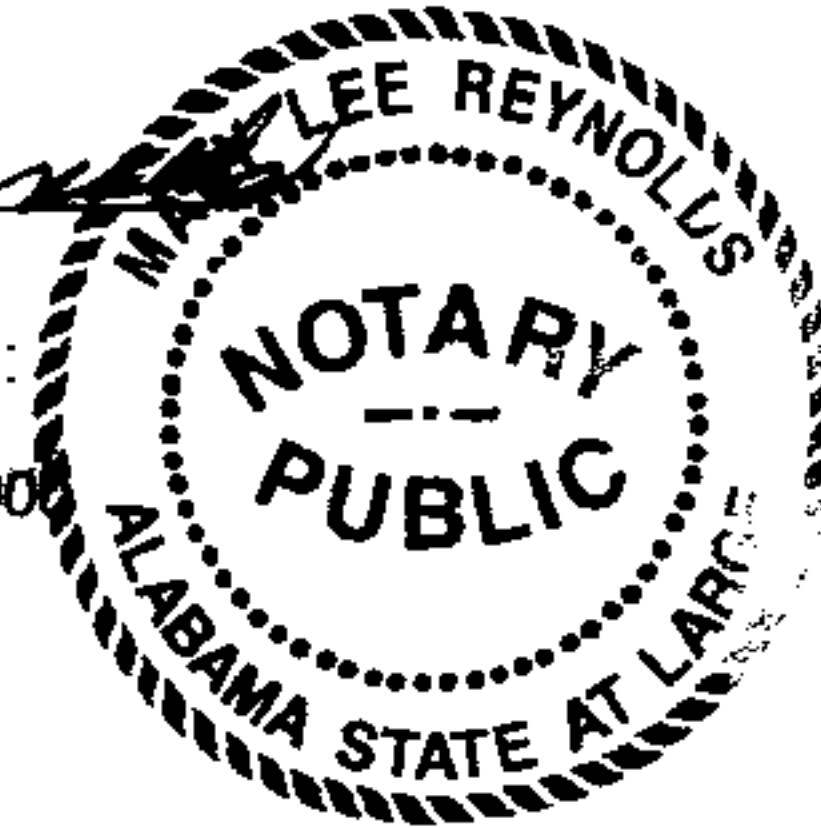
01/04/2000-00102
10:25 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 WNS 48.50

STATE OF ALABAMA,
SHELBY COUNTY.

I, the undersigned authority, in and for said County, in said State, hereby certify that, Harold Miller and wife, Julia Faye Miller whose names 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 this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28 day of December 1999.

Mary Lee Reynolds
NOTARY PUBLIC
My Commission Expires:
~~My Commission Expires 6-21-2000~~



Document prepared by:
J.E. Mudd
P.O. Box 235
✓ Vincent, Al 35178
Please Send Tax Notice To:
JEM Properties LLC.
P.O. Box 235
Vincent, Al 35178

Exhibit A - Legal Description

Commence at a 2" Pipe at the Southeast corner of Section 35, Township 18 South, Range 2 East, Shelby County, Alabama and proceed S 89°54'39"W along the South boundary of said section 35 for 1330.43 feet to a 1" square bolt, point being the Southwest corner of the SE1/4 of the SE1/4 of Section 35, point also being the POINT OF BEGINNING of herein described parcel of land; thence S 89°53'27"W along the South boundary of said section 35 for 325.09 feet to a 1/2" rebar; thence S 60°22'40"W 225.30 feet to a corner sign (Gasline); thence S 64°39'51"W 1303.23 feet to a capped 1/2" rebar; thence S 89°46'01"W 960.06 feet to a capped 1/2" rebar on the West boundary of the SE1/4 of the NW1/4 of Section 2, T19S-R2E; thence N 0°04'00"W along the West boundary of said 1/4-1/4 of Section 2 for 667.41 feet to a 1/2" rebar, point also being the Southwest corner of the SE1/4 of the SW1/4 of Section 35, T18S-R2E; thence N 89°49'13"E along the South boundary of said Section 35 for 214.15 feet to a set 1/2" rebar; thence S 1°42'10"E 123.98 feet to a 1/2" rebar; thence N 88°14'38"E 339.40 feet to a 1/2" rebar; thence N 1°54'19"W 10.64 feet to a 1/2" rebar; thence S 88°06'22"W 223.58 feet to a set 1/2" rebar to a point on the West boundary of the SW1/4 of the SE1/4 of Section 35; thence N 1°54'15"W along the West boundary of said 1/4-1/4 of section 35 for 1145.73 feet to a 2" Pipe, point being the Northwest corner of the SW1/4 of the SE1/4 of Section 35; thence N 89°54'04"E along the North boundary of said 1/4-1/4 for 1345.95 feet to a 2" Pipe, point being the Northeast corner of the SW1/4 of the SE1/4 of Section 35; thence N 89°49'18"E 417.63 feet to a 3/4" rebar on the West right-of-way boundary of U.S. HWY 231; thence N 10°07'27"E along right-of-way of said road for 273.63 feet to a 4" pipe in concrete; thence S 9°17'37"E along right-of-way of said road for 101.13 feet to a concrete monument; thence S 8°54'16"E along said right-of-way of said road for 173.48 feet to a 1/2" rebar; thence S 80°10'30"W 581.62 feet to a 1/2" rebar; thence S 10°04'35"E 463.48 feet to a 4" concrete monument; thence S 2°45'53"E 240.05 feet, back to the POINT OF BEGINNING, containing 0.24 acres, more or less.

The above described parcel of land is subject to a 40 feet ingress and egress easement and being more particularly described as follows: Commence at the Southeast corner of Section 35, Township 18 South, Range 2 East, Shelby County, Alabama and proceed S 89°54'45"W along the South boundary of Section 35 for 2416.75 feet; thence S 1°56'46"E 113.51 feet to the POINT OF BEGINNING of herein described easement; thence N 1°56'46"W 242.73 feet; thence along a curve to the right with a delta angle of 23°27'30" having a radius of 252.28 feet and a arc length of 103.29 feet, with a chord bearing and distance of N 21°09'21"E 102.57 feet; thence N 33°18'50"E 76.69 feet; thence N 28°27'32"E 56.78 feet; thence N 24°00'08"E 79.69 feet; thence S 22°56'13"E 66.31 feet; thence N 22°27'34"E 73.72 feet; thence S 27°18'11"E 55.37 feet; thence along a curve to the right with a delta angle of 13°00'36" having a radius of 533.54 feet and a arc length of 121.15 feet, with a chord bearing and distance of N 34°44'35"E 120.89 feet; thence along a curve to the right with a delta angle of 20°46'56" having a radius of 548.16 feet and a arc length of 198.83 feet, with a chord bearing and distance of N 63°01'37"E 197.74 feet; thence along a curve to the right with a delta angle of 31°51'21" having a radius of 242.05 feet and a arc length of 134.58 feet, with a chord bearing and distance of N 88°34'18"E 32.85 feet; thence S 76°39'20"E 56.57 feet; thence S 75°19'18"E 82.00 feet; thence S 80°20'39"E 71.72 feet; thence S 88°28'26"E 226.39 feet; thence N 75°40'36"E 67.17 feet; thence along a curve to the right with a delta angle of 09°57'16" having a radius of 847.58 feet and a arc length of 47.26 feet, with a chord bearing and distance of N 80°50'52"E 147.07 feet; thence N 81°34'32"E 74.31 feet; thence N 85°24'17"E 66.87 feet; thence S 81°51'03"E 197.29 feet to a point on the West right-of-way boundary of U.S. Highway 231 (ROW 100'), said point being the terminus of easement.

The above described parcel of land and described easement are located in the SE1/4 of the SE1/4 of Section 35, Township 18 South, Range 2 East, Shelby County, Alabama and the NE1/4 of the NW1/4 and the NW1/4 of the NE1/4 of Section 2, Township 19 South, Range 2 East, Shelby County, Alabama.

Inst # 2000-00102

01/04/2000-00102
10:25 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

003 NMS 48.50