

**SEND TAX NOTICE TO:**

Hidden Springs, LLC

c/o Corley Ellis

P. O. Box 587

Columbiana, Alabama 35051

Inst # 2000-19318

06/09/2000-19318  
10:21 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
902 WFS 12.00

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

**WARRANTY DEED**

**STATE OF ALABAMA  
SHELBY COUNTY**

**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, **Frank C. Ellis, Jr. and wife, Diane Ellis** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Hidden Springs, 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:

Begin at the NW corner of Lot 8A of "A Resurvey of Lots 1 Thru 10 of First Addition to Triple Springs Subdivision", as recorded in Map Book 7, Page 39 in the office of the Judge of Probate in Shelby County, Alabama; thence North 88 degrees 38 minutes 04 seconds West a distance of 368.62 feet, thence North 1 degree 20 minutes 26 seconds West a distance of 876.86 feet, thence South 88 degrees 35 minutes 27 seconds West a distance of 543.19 feet to a point on the easterly R.O.W. line of Washington Street, thence North 11 degrees 38 minutes 48 seconds West along said R.O.W. line a distance of 60.77 feet, thence, leaving said R.O.W. line, North 88 degrees 42 minutes 23 seconds East a distance of 231.59 feet, thence North 1 degree 22 minutes 40 seconds West a distance of 476.16 feet to a point on the southerly R.O.W. line of Briarwood; thence North 88 degrees 0 minutes 27 seconds East along said R.O.W. line a distance of 23.27 feet, thence North 1 degree 13 minutes 46 seconds West a distance of 226.93 feet, thence North 88 degrees 41 minutes 59 seconds East a distance of 1722.03 feet, thence South 0 degrees 32 minutes 0 seconds a distance of 675.91 feet to the beginning of a curve to the left having a radius of 193.24 feet, a central angle of 35 degrees 11 minutes 01 seconds and subtended by a chord which bears South 63 degrees 31 minutes 04 seconds West and a chord distance of 116.81 feet, thence along the arc of said curve a distance of 118.66 feet, thence South 45 degrees 55 minutes 33 seconds West a distance of 457.80 feet to the beginning of a curve to the left having a radius of 220.00 feet, a central angle of 14 degrees 57 minutes 16 seconds and subtended by a chord which bears South 33 degrees 26 minutes 56 seconds West a distance of 57.26 feet, thence along the arc of said curve a distance of 57.42 feet, thence South 51 degrees 28 minutes 06 seconds East a distance of 232.68 feet, thence South 41 degrees 42 minutes 53 seconds West a distance of 127.23 feet, thence South 13 degrees 05 minutes 34 seconds East a distance of 375.71 feet, thence North 88 degrees 38 minutes 04 seconds West a distance of 735.63 feet to the POINT OF BEGINNING.

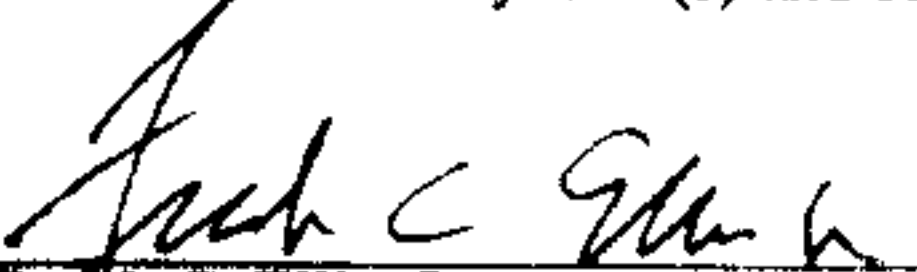
It is intended also to convey to Grantees herein all property owned by Grantor which was purchased by deed from Richard H. McDow and wife, Beverly U. McDow, and Patricia McDow O'Quinn dated July 27, 1989 and recorded in Real Book 248, page 252 in the Probate Records of Shelby County, Alabama, whether correctly described herein or not.

The above recited consideration was paid from a Mortgage loan closed simultaneously herewith.

**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 Grantees, their heirs 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 Grantees, their heirs 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 23rd day of May, 2000.

 (SEAL)  
Frank C. Ellis, Jr.

 (SEAL)  
Diane Ellis

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frank C. Ellis, Jr. and wife, Diane Ellis, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of May, 2000.

  
Notary Public

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