

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

GRANTEE'S ADDRESS:
Robert E. Owens

STATE OF ALABAMA)
) **Limited liability company**
) GENERAL WARRANTY DEED
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Thirty-Nine Thousand Nine Hundred Fifty and 00/100 (\$39,950.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Thomas Land Company, LLC, a limited liability company** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Robert E. Owens, a single individual**, (hereinafter referred to as GRANTEES), their heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See legal description attached as Exhibit "A"

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

\$30,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, their heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Manager, Herbert H. Thomas M.D. who is authorized to execute this conveyance, hereto set his signature and seal this the 16th day of November, 2000.

Thomas Land Company, LLC



By: Herbert H. Thomas M.D., Manager

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Herbert H. Thomas M.D., whose name as Manager of Thomas Land Company, LLC, a limited liability company, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16th day of November, 2000.



NOTARY PUBLIC

My Commission Expires: 3/2003

COMMISSION EXPIRES 03/01/2003
MY COMMISSION EXPIRES 03/01/2003

Inst # 2000-40537

11/27/2000-40537
08:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 24.00

Exhibit A

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A TRACT OF LAND SITUATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 10, TOWNSHIP 24 NORTH, RANGE 14 EAST AND BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF SAID 1/4-1/4 FOR THE POINT OF BEGINNING; THENCE SOUTH 3 DEGREES 49 MINUTES 03 SECONDS WEST AND RUN ALONG WEST LINE OF SAID 1/4-1/4 SECTION 1048.87 FEET; THENCE NORTH 62 DEGREES 07 MINUTES 01 SECOND EAST AND RUN 1296.74 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF A COUNTY ROAD; THENCE NORTH 72 DEGREES 11 MINUTES 10 SECONDS WEST AND RUN ALONG RIGHT-OF-WAY 128.93 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 420.0 FEET AND A CENTRAL ANGLE OF 4 DEGREES 41 MINUTES 01 SECONDS; THENCE ALONG ARC OF SAID CURVE 34.33 FEET TO THE END OF SAID CURVE; THENCE NORTH 67 DEGREES 30 MINUTES 10 SECONDS WEST AND RUN 163.1 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 170.0 FEET AND A CENTRAL ANGLE OF 73 DEGREES 56 MINUTES 08 SECONDS; THENCE ALONG ARC OF SAID CURVE RUN 219.37 FEET TO THE END OF SAID CURVE; THENCE NORTH 6 DEGREES 25 MINUTES 58 SECONDS EAST AND RUN ALONG SAID RIGHT-OF-WAY 132.97 FEET TO THE NORTH LINE OF SAID 1/4-1/4 SECTION; THENCE NORTH 88 DEGREES 28 MINUTES 24 SECONDS WEST AND RUN ALONG SAID 1/4-1/4 LINE 681.96 FEET TO THE POINT OF BEGINNING, SHELBY COUNTY, ALABAMA.

HT

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