

This form provided by

**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

**SEND TAX NOTICE TO:**

(Name) Sunvalley Cattle, LLC

(Address) 175 Shag Bunk Dr  
Harpersville Ala 38078

This instrument was prepared by: **MIKE T. ATCHISON**  
P. O. Box 822  
Columbiana, AL 35051

Form 1-1-27 Rev. 4/99

**WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas**

**STATE OF ALABAMA**  
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Seventy Seven Thousand and no/100-----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we ,  
Calvin R. McCarthy and wife, Margaret A. McCarthy

(herein referred to as grantor, whether one or more), bargain, sell and convey unto  
Sunvalley Cattle, LLC

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description.

Subject to taxes for 2001 and subsequent years, easements, restrictions, rights of way  
and permits of record.

\$61,600.00 of the above recited purchase price was paid from a purchase money mortgage  
recorded simultaneously herewith.

**Inst # 2001-04848**

**02/12/2001-04848**  
**09:47 AM CERTIFIED**

**SHELBY COUNTY JUDGE OF PROBATE**  
**002 MMB 29.50**

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, we have hereunto set our hand(s) and seal(s), this 9th  
day of February, 2001.

\_\_\_\_\_(Seal)

Calvin R. McCarthy (Seal)

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

Margaret A. McCarthy (Seal)  
Margaret A. McCarthy

**STATE OF ALABAMA**  
Shelby COUNTY }

**General Acknowledgement**

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that Calvin R. McCarthy  
and Margaret A. McCarthy, whose name s are \_\_\_\_\_ signed to the foregoing conveyance 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 9th day of February A.D., 2001.

My Commission Expires: 10/16/04

Notary Public

EXHIBIT "A"  
LEGAL DESCRIPTION

Commence at the Northwest corner of Section 10, Township 20 South, Range 2 East, Shelby County, Alabama and proceed South 0 degrees 13 minutes 51 seconds West along the West boundary of said Section for a distance of 1815.11 feet to the South right of way of boundary of County Road 449 (Tanyard Road) and to the POINT OF BEGINNING of herein described parcel of land; thence south 66 degrees 12 minutes 55 seconds East along said right of way 277.52 feet; thence South 64 degrees 30 minutes 59 seconds East along said right of way 443.51 feet; thence South 66 degrees 13 minutes 43 seconds along said right of way 306.96 feet; thence South 61 degrees 14 minutes 07 seconds East along said right of way 127.59 feet; thence leaving said right of way proceed South 7 degrees 50 minutes 29 seconds West 373.75 feet; thence South 89 degrees 47 minutes 07 seconds West 999.56 feet to a point on the West boundary of said section; thence North 0 degrees 13 minutes 51 seconds East along said section 861.88 feet back to the POINT OF BEGINNING.

The above described parcel of land is located in the South one-half of the Northwest quarter of Section 10, Township 20 South, Range 2 East, Shelby County, Alabama.

Commence at the Northwest corner of Section 10, Township 20 South, Range 2 East, Shelby County, Alabama and proceed South 0 degrees 13 minutes 51 seconds West along the West boundary of said section for 2676.99 feet to the Southwest corner of the Northwest quarter of said Section 10; thence North 89 degrees 47 minutes 07 seconds East along the South boundary of said Northwest quarter for 999.56 feet to the POINT OF BEGINNING of herein described parcel of land; thence from said POINT OF BEGINNING proceed North 7 degrees 50 minutes 29 seconds East 373.75 feet to a point on the Southwesterly right of way of County Road 449 (Tanyard Road); thence South 52 degrees 34 minutes 32 seconds East along the right of way of said road for 115.13 feet; thence South 52 degrees 34 minutes 32 seconds East along said right of way for 115.13 feet; thence South 25 degrees 52 minutes 41 seconds East along said right of way for 121.84 feet; thence South 18 degrees 18 minutes 31 seconds East along said right of way for 88.38 feet to the point of intersection with the Southwesterly right of way of said County Road 449 and the South boundary of the Northwest quarter; thence South 89 degrees 47 minutes 07 seconds West along the South boundary of said Northwest quarter for 303.70 feet, back to the POINT OF BEGINNING.

According to the survey of Billy R. Martin, dated July 26, 1999.

Inst # 2001-04848

02/12/2001-04848

09:47 AM CERTIFIED

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