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(RECORDING INFORMATION ONLY ABOVE THIS LINE)
This Instrument was prepared by: SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

W.J. "BILL" CHRISTIANSEN
2311 LINE ROCK ROAD
BIRMINGHAM, AL 35216

Inst # 2001-19009

05/11/2001-19009
09:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CJ1 242.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED TWENTY FIVE THOUSAND and 00/100 (\$225,000.00) DOLLARS to the undersigned grantor, SOUTHERN LANDS, LLC an Alabama Limited Liability company, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto W.J. "BILL" CHRISTIANSEN, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

PARCEL 1:

COMMENCE AT THE NW CORNER OF THE SE1/4 OF THE SE1/4 OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID 1/4-1/4 SECTION, A DISTANCE OF 978.66 FEET; THENCE NORTH 73 DEGREES 21 MINUTES 12 SECONDS EAST A DISTANCE OF 831.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 192.98 FEET; THENCE NORTH 16 DEGREES 38 MINUTES 48 SECONDS WEST A DISTANCE OF 208.72 FEET; THENCE SOUTH 73 DEGREES 20 MINUTES 33 SECONDS WEST A DISTANCE OF 223.95 FEET TO THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 31 AND A POINT ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 0 DEGREES 48 MINUTES 47 SECONDS AND A RADIUS OF 14867.54 FEET, SAID CURVE SUBTENDED BY A CHORD BEARING SOUTH 25 DEGREES 005 MINUTES 19 SECONDS WEST AND A CHORD DISTANCE OF 210.96 FEET; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY A DISTANCE OF 210.97 FEET TO THE POINT OF BEGINNING.

SAID PROPERTY IS SUBJECT TO THE FOLLOWING 30 FEET EASEMENT FOR INGRESS, EGRESS, UTILITIES, AND DRAINAGE;
COMMENCE AT THE NW CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 2 WEST, SHELBY COUNTY ALABAMA; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID 1/4-1/4 A DISTANCE OF 978.66 FEET; THENCE NORTH 73 DEGREES 21 MINUTES 12 SECONDS EAST A DISTANCE OF 831.59 FEET TO THE POINT OF BEGINNING OF THE SOUTHERLY BOUNDARY OF A 30 FOOT INGRESS, EGRESS, UTILITY AND DRAINAGE EASEMENT LYING 30 FEET NORTHERLY OF AND PARALLEL TO DESCRIBED SOUTHERLY BOUNDARY; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE AND ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 4101.76 FEET TO THE END OF SAID EASEMENT.

PARCEL 2:

COMMENCE AT THE NW CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 978.66 FEET; THENCE NORTH 73 DEGREES 21 MINUTES 12 SECONDS EAST A DISTANCE OF 831.59 FEET; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 192.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 208.78 FEET; THENCE SOUTH 73 DEGREES 20 MINUTES 33 SECONDS WEST A DISTANCE OF 208.78 FEET; THENCE NORTH 16 DEGREES 38 MINUTES 48 SECONDS EAST A DISTANCE OF 208.72 FEET TO THE POINT OF BEGINNING.

ACCORDING TO SURVEY OF RODNEY Y. SHIFLETT, RLS #21785, DATED APRIL 17, 2001.

TOGETHER WITH AND SUBJECT TO THE FOLLOWING 30 FOOT EASEMENT FOR INGRESS, EGRESS, UTILITIES AND DRAINAGE;

COMMENCE AT THE NW CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 20 TOWNSHIP 21 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID 1/4-1/4 A DISTANCE OF 978.66 FEET; THENCE NORTH 73 DEGREES 21 MINUTES 12 SECONDS EAST A DISTANCE OF 831.59 FEET; TO THE POINT OF BEGINNING OF THE SOUTHERLY BOUNDARY OF A 30 FOOT INGRESS, EGRESS, UTILITY AND DRAINAGE EASEMENT LYING 30 FEET NORTHERLY OF AND PARALLEL TO DESCRIBED SOUTHERLY BOUNDARY; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE AND ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 401.76 FEET TO THE END OF SAID EASEMENT.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2000 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2001.
2. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 99, PAGE 461 IN THE PROBATE OFFICE AND IN DEED BOOK 162, PAGE 329 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. PERMIT TO POSTAL TELEGRAPH CABLE CO., DATED JULY 10, 1925 AND RECORDED IN DEED BOOK 80, PAGE 39 IN THE PROBATE OFFICE.
4. RIGHT OF WAY TO SHELBY COUNTY, AS RECORDED IN DEED BOOK 102, PAGE 444 IN THE PROBATE OFFICE.
5. EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT #1994-34837, IN PROBATE OFFICE.
6. RIGHTS OF OTHER PARTIES IN AND TO THE USE OF THE EASEMENT DESCRIBED HEREIN.


TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, SOUTHERN LANDS, LLC, by its MEMBERS, RON KILGO AND SAM A. HUTCHINSON who are authorized to execute this conveyance, has hereunto set its signature and seal, this the 26th day of April, 2001.

SOUTHERN LANDS, LLC

By: 
RON KILGO, MEMBER


By: 
SAM HUTCHINSON, MEMBER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that RON KILGO AND SAM HUTCHINSON, whose name as MEMBERS of SOUTHERN LANDS, LLC, an Alabama Limited Liability Company, 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, he or she, as such members and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this the 26th day of April, 2001.


Notary Public

My commission expires: 7/11/02

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