

\$600,000

STATE OF ALABAMA)

COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 1st day of June, 2000, by **RENEE L. CLAYTON**, an unmarried woman (hereinafter referred to as the "Grantor"), to **SPIRITED INVESTMENTS, LLC**, an Alabama limited liability company (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantee, the real estate situated in Shelby County, Alabama, which is more particularly described as follows:

A parcel of land situated in the Southeast Quarter of Section 35, Township 20 South, Range 3 West, in Shelby County, Alabama and being more particularly described as follows:

A part of Lots 27 and 28, of the Nickerson Scott Subdivision, Block 2, as recorded in Map Book 3, Page 34, in the Office of the Judge of Probate, Shelby County, Alabama, said parcel being more particularly described as follows:

Commence at the Northwest corner of Lot 28 of said subdivision; thence North 89 degrees 57 minutes 53 seconds East along the Northwesterly boundary line of said lot a distance of 67.82 feet to the Point of Beginning, said point lying on the Southeasterly right-of-way line of 5th Avenue Northeast (50' R.O.W.) and the Northwesterly boundary line of Lot 28 of said subdivision; thence North 89 degrees 57 minutes 53 seconds East along said right-of-way line and said boundary line of said lot a distance of 178.18 feet; thence South 2 degrees 25 minutes 54 seconds West a distance of 126.00 feet; thence North 87 degrees 24 minutes 27 seconds West a distance of 178.91 feet (measured), 179.09 feet to the Southwesterly right-of-way line of United States Highway North 31 (R.O.W. varies); thence North 2 degrees 52 minutes 06 seconds East along said right-of-way line a distance of 117.83 feet (meas.), 119.35 feet (map) to the Point of Beginning.

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TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is subject to the following:

1. Ad valorem taxes for tax year 2000 and subsequent years; and
2. Easements, rights-of-way, restrictions and any other encumbrances or matters of record which affect said property.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

The Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, her heirs, executors, administrators and assigns, will warrant and defend the above described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

The Grantor warrants that the above-described real estate does not constitute, nor has it ever constituted her homestead or the homestead of her ex-husband, Sidney L. Clayton.

IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed the date first written above.


RENEE L. CLAYTON

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Renee L. Clayton, whose name is signed to the foregoing Statutory Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the date the same bears date.

Given under my hand this the 1st day of June, 2000.



Notary Public

My Commission Expires: 4-19-2003

THIS INSTRUMENT PREPARED BY
(without benefit of a title search):

Michelle L. Scarbrough, Esq.
Berkowitz, Lefkovits, Isom & Kushner, P.C.
1600 SouthTrust Tower
420 North 20th Street
Birmingham, Alabama 35203-5202

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