

**This Instrument Prepared By:**  
**Christopher R. Smitherman, Attorney at Law**  
**Post Office Box 261**  
**Montevallo, Alabama 35115**  
**(205) 665-4357**

**Send Tax Notice:  
FIN Properties, L.L.C.  
715 North Boundary Street  
Montevallo, Alabama 35115**

STATE OF ALABAMA                    )  
  )  
SHELBY COUNTY                        )                    WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of **Ninety-Two Thousand and 00/100 Dollars (\$92,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Grady Scott Lovelady and Marlene Hocutt Lovelady, husband and wife**, hereinafter called "Grantor," does hereby GRANT, BARGAIN, SELL AND CONVEY unto **FIN Properties, L.L.C., an Alabama Limited Liability Company**, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**See Attached Legal Description marked as Exhibit "A".**


**Note: This property does not constitute homestead for the Grantors.**


TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 17<sup>th</sup> day of August, 2001 at 831 Island Street, Montevallo, Alabama 35115.

## GRANTORS

 (L.S.)  
Grady Scott Lovelady

 (L.S.)  
Marlene Hocutt Lovelady

STATE OF ALABAMA )  
 )  
SHELBY COUNTY ) **ACKNOWLEDGMENT**

I, Chris Zimmerman, a Notary Public for the State at Large, hereby certify that the above posted names, Grady Scott Lovelady and Marlene Hocutt Lovelady, which are signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 17<sup>th</sup> day of August, 2001.

NOTARY PUBLIC

My Commission Expires: 5/13/04

Inst # 2001-35876

08/22/2001-35876  
09:41 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MSB 106.00

# EXHIBIT "A"

A tract of land beginning at the intersection of the center line of the Southern Railroad track with the centerline of Montgomery dirt road in the NE 1/4 of the NE 1/4 of Section 3, Township 24 North, Range 12 East, and run in a Southeasterly direction along said Montgomery dirt road 350 feet; run thence in a Northeasterly direction to the Southeast corner of Fractional Section 28, Township 22 South, Range 3 West; run thence in a Northerly direction along the East boundary of said Section to its intersection with the centerline of said railroad; run thence in a Southwesterly direction along and with the centerline of said railroad to point of beginning; being situated in Shelby County, Alabama.

ALSO, Commence at the Southeast corner of the NE 1/4 of NE 1/4 of Section 3, Township 24 North, Range 12 East; thence North 30 deg. 40 min. West 257.0 feet; thence 30 deg. left in a Northwesterly direction 52.0 feet; thence 14 deg. 00 min. left in a Westerly direction 290.0 feet; thence 07 deg. 23 min. right 193.0 feet to the point of beginning; thence 09 deg. 03 min. right in a Northwesterly direction 140.0 feet; thence 116 deg. 37 min. right in a Northeasterly direction 439.60 feet; thence 117 deg. 41 min. right in a Southeasterly direction 84.0 feet; thence 53 deg. 46 min. 15 sec. right in a Southwesterly direction 341.64 feet to the point of beginning; being situated in Shelby County, Alabama.

Being a part of the NE 1/4 of the NE 1/4 of Section 3, Township 24 North, Range 12 East, and the SE 1/4 of the SE 1/4 of Section 28, Township 22 South, Range 3 West, Shelby County, Alabama.

GSL msh

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