

**WARRANTY DEED**

This instrument was prepared by:  
B. CHRISTOPHER BATTLES  
3150 HIGHWAY 52 WEST  
PELHAM, AL. 35124

Send tax notice to:  
Waddell Brothers, LLC  
1147 Paradise Cove  
Wilsonville, Alabama 35186

**STATE OF ALABAMA  
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **One hundred sixteen thousand and no/100 (\$116,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, **Mac-San Builders, Inc.** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Waddell Brothers, LLC** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**See Exhibit "A" Legal description attached hereto and made a part hereof.**

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 5<sup>th</sup> day of February, 2002.


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

 \_\_\_\_\_ (Seal)  
**Mac-San Builders, Inc.**  
**By: R. Scott McDanal**  
**Its: President**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that **R. Scott McDanal** whose name(s) as **President of Mac-San Builders, Inc.**, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily as the act of said Alabama General Partnership on the day the same bears date.

Given under my hand and official seal, this 5<sup>th</sup> day of February, 2002.

  
\_\_\_\_\_  
**Notary Public**  
My Commission Expires: 02-25-05

02/12/2002-07346  
01:49 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CH 130.00

Inst # 2002-07346

## EXHIBIT "A"

Commence at the Northwest corner of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 23, Township 21 South, Range 1 East; thence run Easterly along the North line thereof for 65.0 feet; thence 90 degrees 11 minutes 00 seconds right Southerly 202.02 feet; thence 90 degrees 00 minutes left run Easterly 161.00 feet; thence 90 degrees 00 minutes right run Southerly 20.0 feet; thence 90 degrees 00 minutes left run Easterly 399.69 feet to the point of beginning; thence 89 degrees 54 minutes 40 seconds left run Northerly 43.82 feet; thence 89 degrees 43 minutes 40 seconds right run Easterly 894.41 feet to the Westerly R/W of Paradise Cove Lane; thence 98 degrees 51 minutes 40 seconds right run Southerly along said R/W for 137.53 feet to a curve to the left (having a radius of 354.50 feet and a central angle of 2 degrees 04 minutes 11 seconds); thence run Southerly along said curve for 14.24 feet; thence Westerly, parallel with the North line of this parcel for 842.00 feet; thence 90 degrees 16 minutes 20 seconds right run Northerly for 106.18 feet to the point of beginning.  
Situating in Shelby County, Alabama.

02/12/2002-07346  
01:49 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
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