

This instrument was prepared by: William H. McGowen, III
Address: 4215 Cliff Road
Birmingham, AL 35222

SEND TAX NOTICE TO: CARMELLO PROPERTIES, LLC
Address: 3232 Dundale Road
Birmingham, AL 35216

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and No/100 (\$10.00) DOLLARS to the undersigned grantor, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, I, Stacey L. DeFranco, married, the said GRANTOR do by these presents, grant, bargain, sell and convey unto CARMELLO PROPERTIES, LLC, hereinafter referred to as GRANTEE, the following described real estate, situated in Shelby County, Alabama to wit:

See Exhibit "A" Attached .

TO HAVE AND TO HOLD, to the said GRANTEE and it's assigns forever; and I do for myself, my heirs and assigns, covenant with said GRANTEE, that I am lawfully seized in fee simple of said premises, and it is free from all encumbrances, that I have a good right to sell and convey the same as aforesaid and I will and my heirs and assigns shall warrant and defend the same to the said GRANTEE, it's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have here unto set my hand and seal, this the 1 day of February 2002.

Stacy L. DeFranco DMO (SEAL)

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, Donald R. Reed, a Notary Public in and for the State of Alabama at Large, hereby certify that Stacy L. DeFranco, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of February 2002.

SEAL

Donald R. Reed
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Apr. 13, 2003
BONDED THRU NOTARY PUBLIC UNDERWRITERS
Notary Public, State of Alabama
at Large

Inst # 2002-10087

03/01/2002-10087
11:55 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 14.50

EXHIBIT "A"

A parcel of land located in the SE ¼ of the SE ¼ of Section 21, Township 28 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the NW corner of Lot 76, Ashley Brook, as recorded in Map Book 22, page 78, in the Probate Office of Shelby County, Alabama; thence South 22°27'42" West along the West line of said Lot 76, a distance of 223.25 feet to a point on the Northerly ROW line of Ashley Brook Lane (50' ROW); said point lying on a curve to the left having a radius of 175.00 feet, a central angle of 21°39'26" and subtended by a chord which bears South 77°13'49" West a distance of 65.76 feet; thence along the arc of said curve and said ROW line a distance of 66.15 feet to end of said curve; thence South 66°24'06" West along said ROW line a distance of 32.84 feet to the beginning of a curve to the right having a radius of 40.00 feet, a central angle of 87°45'21" and subtended by a chord which bears North 69°43'14" West a distance of 55.45 feet; thence along the arc of said curve and said ROW line a distance of 61.27 feet to a point, said point lying on the Northeasterly ROW line of Shelby County Highway #17 (80' ROW); thence North 25°50'33" West along said ROW line a distance of 183.67 feet; thence leaving said ROW North 64°09'27" West, a distance of 380.10 feet to a point lying on the West line of Lot 63, of said Ashley Brook Subdivision; thence South 28°28'41" East along said lot line a distance of 41.34 feet, to the point of beginning.

20 FOOT "COMMON" EASEMENT-

A 20 foot wide "Common" Easement located in the SE ¼ of the SE ¼ of Section 21, Township 28 South, Range 3 West, Shelby County, Alabama, lying 10 feet on each side of the centerline of the Ashley Brook Lane, (50' ROW).

Commence at the NW corner of Lot 76, Ashley Brook, as recorded in Map Book 22, page 78, in the Probate Office of Shelby County, Alabama; thence North 28°28'41" West along the West line of Lot 63 of said Ashley Brook, a distance of 41.34 feet; thence South 64°09'27" West a distance of 269.10 feet to the point of beginning; said point being the centerline of said 20 foot wide "Common" Easement; thence South 25°50'33" East along said centerline a distance of 116.88 feet to the beginning of a curve to the left, having a radius of 30.0 feet, a central angle of 17°28'31" and subtended by a chord which bears South 59°10'49" East a distance of 42.14 feet; thence along the arc of said curve and said centerline a distance of 44.66 feet to the end of said curve and the beginning of a curve to the right having a radius of 32.0 feet, a central angle of 55°41'38" and subtended by a chord which bears South 65°20'18" East a distance of 29.90 feet; thence along the arc of said curve and said centerline a distance of 31.11 feet to a point on the Northerly ROW line of Ashley Brook Lane, (50' ROW), and the end of herein described easement.

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