

OAK MOUNTAIN, T.C.

VALUE: of interest conveyed: \$10,000.00

SEND TAX NOTICE TO:

This instrument was prepared by:  
WALLACE, ELLIS, FOWLER & HEAD  
P. O. Box 587  
Columbiana, AL 35051

Frank C. Ellis, Jr., LLC  
P. O. Box 587  
Columbiana, Alabama 35051

STATUTORY WARRANTY DEED

Inst # 2002-12802

STATE OF ALABAMA  
SHELBY COUNTY

03/18/2002-12802  
03:30 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
NOT SH 24.00

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 Dollar (\$1.00) and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Frank C. Ellis, Jr.** and wife, **Diane B. Ellis** (herein referred to as Grantor, whether one or more), grant, bargain, sell, and convey unto **Frank C. Ellis, Jr., LLC**, an Alabama Limited Liability Company (herein referred to as Grantee, whether one or more), an undivided twenty-five percent (25%) interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of the SW ¼ of the NW ¼ of Section 6, Township 20 South, Range 2 West, Shelby County, Alabama, described as follows:

Commence at a 3-inch capped pipe found in place at the NE corner of the NE ¼ of NW ¼, Section 6, Township 20 South, Range 2 West; thence run southerly along the East boundary line of said ¼ - ¼ Section, a distance of 442.27 feet to an iron found in place on the SE right of way line of Oak Mountain Park Road; thence turn an angle of 53 deg. 06 min. 23 sec. right and run southwesterly along said right of way line a distance of 832.0 feet to a point; thence turn an angle of 90 deg. 00 min. 00 sec. left and leaving said right of way line and leaving said right of way line, run southeasterly a distance of 274.06 feet to a point on the SE right of way line of a Pelham street; thence turn an angle of 85 deg. 48 min. 00 sec. right and run southwesterly along said right of way line a distance of 45.66 feet to a point; thence continue along said right of way line, along a curve to the right (concave northwesterly and having a radius of 1,885.86 feet and a central angle of 9 deg. 14 min. 30 sec.) for an arc distance of 304.18 feet to a point; thence continue along said right of way line and the tangent of said curve for a distance of 252.49 feet to an iron found in place; thence turn an angle of 91 deg. 00 min. 00 sec. left and leaving said right of way line, run southeasterly a distance of 338.17 feet to an iron found in place, thence turn an angle of 87 deg. 50 min. 00 sec. right and run southwesterly a distance of 636.57 feet to the point of beginning; thence continue along last described course a distance of 27.49 feet; thence turn an angle of 64 deg. 06 min. 00 sec. right and run northwesterly a distance of 185.63 feet to a point; thence turn an angle of 33 deg. 03 min. 00 sec. right and run northwesterly a distance of 117.00 feet to an iron found in place on the SE right of way line of a Pelham street; thence turn an angle of 124 deg. 58 min. 27 sec. left and run southwesterly along said right of way line a distance of 311.42 feet to a point; thence continue along said right of way line along a curve to the right (concave northwesterly and having a radius of 261.25 feet and a central angle of 53 deg. 28 min. 19 sec.) for an arc distance of 243.81 feet to a point; thence turn an angle of 90 deg. 00 min. 00 sec. left from tangent of said curve and leaving said right of way line, run southeasterly a distance of 192.49 feet to a point on the South boundary line of the SW ¼ of NW ¼ of said Section 6; thence turn an angle of 78 deg. 43 min. 00 sec. left and run Easterly along said ¼ - ¼ line a distance of 541.14 feet to a point at the SW corner of the SE ¼ of NW ¼ of said Section 6; thence turn left and run northerly 445.69 feet to the point of beginning; being situated in Shelby County, Alabama.

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

**IN WITNESS WHEREOF**, I (we) have hereunto set my hand(s) and seal(s), this 28th day of December, 2001.

 (SEAL)  
Frank C. Ellis, Jr.

 (SEAL)  
Diane B. Ellis

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Frank C. Ellis, Jr.** and wife, **Diane B. Ellis**, whose names 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of December, 2001.

  
Notary Public