

Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 160
Birmingham, AL 35223

Autumn Crest, LLC

STATE OF ALABAMA}
COUNTY OF SHELBY}

1,000 Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TEN DOLLARS (\$10.00)** to the undersigned grantor, Calaronan Development Corp., an Alabama corporation, and J. Anthony Joseph, a married man, (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of whereof is acknowledged, the said GRANTOR does by these presents grant, bargain, sell, and convey unto **Autumn Crest, LLC** (herein referred to as GRANTEE), the following described real estate, situated in SHELBY County, Alabama:

Exhibit "A" is attached hereto and made a part hereof.

Subject to:



Ad valorem taxes for 2002 and subsequent years not yet due and payable until October 1, 2002. Existing covenants and restrictions, easements, building lines, and limitations of record.

The property conveyed herein does not constitute the homestead of the Grantor or his spouse.

TO HAVE AND TO HOLD Unto the said GRANTEE, its heirs and assigns, forever.

IN WITNESS WHEREOF, the said GRANTOR, by its President, J. Anthony Joseph, who is authorized to execute this conveyance, and by J. Anthony Joseph, individually, has hereto set his signature and seal, this the 15th day of April, 2002.


Calaronan Development Corp., an Alabama corporation

By: 
J. Anthony Joseph, a married man
Its: President

J. Anthony Joseph, individually

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that J. Anthony Joseph, a married man, whose name as President of Calaronan Development Corp., an Alabama corporation, a corporation, 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 the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 15th day of April, 2002.



Notary Public

My Commission Expires: 6/5/03

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that J. Anthony Joseph, a married man, 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 the conveyance, he, executed the same voluntarily on the day the same bears date

Given under my hand and official seal this 15th day of April, 2002.


Inst. # 2002-16049
Notary Public

My Commission Expires: 6/5/03

04/05/2002-16049
01:35 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 15.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Southeast corner of the NE 1/4 of the NE 1/4 of Section 10, Township 20 South, Range 1 West, Shelby County, Alabama; thence proceed North 88 degrees 43 minutes 04 seconds East along the South boundary of the NW 1/4 of the NW 1/4 of Section 11 and along the North boundary of Tara Drive for a distance of 46.01 feet to its point of intersection with the Westerly right of way of Highway 47; thence proceed North 13 degrees 37 minutes 59 seconds West along the Westerly right of way of said Highway for a distance of 80.73 feet; thence proceed North 07 degrees 25 minutes 53 seconds West along the Westerly right of way of said Highway for a distance of 154.80 feet; thence proceed North 00 degrees 43 minutes 26 seconds East along the Westerly right of way of said Highway for a distance of 186.49 feet; thence proceed North 06 degrees 01 minutes 38 seconds East along the Westerly right of way of said Highway for a distance of 92.01 feet to its point of intersection with the centerline of a 60 foot ingress and egress easement, said point being the point of beginning; from this beginning point, thence proceed South 87 degrees 10 minutes 51 seconds West along the centerline of said easement a distance of 169.64 feet; thence proceed South 72 degrees 03 minutes 42 seconds West along the centerline of said easement a distance of 144.0 feet; thence proceed South 86 degrees 38 minutes 14 seconds West along the centerline of said easement for a distance of 260.71 feet; thence proceed North 63 degrees 19 minutes 14 seconds West along the centerline of said easement for a distance of 259.85 feet; thence proceed North 78 degrees 15 minutes 27 seconds West along the centerline of said easement for a distance of 215.95 feet; thence proceed North 02 degrees 43 minutes 55 seconds West for a distance of 404.68 feet; thence proceed North 88 degrees 23 minutes 55 seconds East for a distance of 1091.11 feet to a point on the Westerly right of way of said Highway 47; thence proceed South 06 degrees 40 minutes 22 seconds West along the Westerly right of way of said highway for a distance of 565.56 feet to the point of beginning. The above described land is located in the NE 1/4 of the NE 1/4 of Section 10 and the NW 1/4 of the NW 1/4 of Section 11, Township 20 South, Range 1 West, Shelby County, Alabama.

ALSO granted a 60 foot ingress/egress easement, being 30 feet in equal width on each side of the following described line:

Commence at the Southeast corner of the NE 1/4 of the NE 1/4 of Section 10, Township 20 South, Range 1 West, Shelby County, Alabama, said point being located on the Northerly boundary of Tara Drive; thence proceed South 88 degrees 43 minutes 04 seconds East along the South boundary of the NW 1/4 of the NW 1/4 of Section 11 and along the Northerly boundary of said Tara Drive for a distance of 46.01 feet to a point on the Westerly right of way of Shelby County Highway No. 47; thence proceed North 13 degrees 37 minutes 59 seconds West along the Westerly right of way of said road for a distance of 80.73 feet; thence proceed North 07 degrees 25 minutes 53 seconds West along the Westerly right of way of said road for a distance of 154.80 feet; thence proceed North 00 degrees 43 minutes 26 seconds East along the Westerly right of way of said road for a distance of 186.49 feet; thence proceed North 06 degrees 01 minutes 38 seconds East along the Westerly right of way of said road for a distance of 92.01 feet to the centerline of said 60 foot easement, said point being the point of beginning. From this beginning point thence proceed South 87 degrees 10 minutes 51 seconds West along the centerline of said easement for a distance of 169.64 feet; thence proceed South 72 degrees 03 minutes 42 seconds West along the centerline of said road for a distance of 144.00 feet; thence proceed South 86 degrees 38 minutes 14 seconds West along the centerline of said easement for a distance of 260.71 feet; thence proceed North 63 degrees 19 minutes 14 seconds West along the centerline of said easement for a distance of 259.85 feet; thence proceed North 78 degrees 15 minutes 27 seconds West along the centerline of said easement for a distance of 215.95 feet; thence proceed North 78 degrees 15 minutes 27 seconds West along the centerline of said easement for a distance of 319.16 feet to a point on the West boundary of said NE 1/4 of the NE 1/4 of said Section 10, Township 20 South, Range 1 West, Shelby County, Alabama.

Inst # 2002-16049

04/05/2002-16049
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SHELBY COUNTY JUDGE OF PROBATE
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