

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:

\$20.00

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)



20020703000311300 Pg 1/2 37.00
Shelby Cnty Judge of Probate, AL
07/03/2002 12:42:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, Brandon Wayne Boggan, a married man herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Camp Branch Properties, LLC, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

As described on Exhibit A attached hereto and incorporated by reference herein.

SUBJECT TO: (1) Taxes due in the year 2002 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor. (4) RIPARIAN RIGHTS, IF ANY.

The Property conveyed herein is not the homestead of Grantor or his spouse.

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

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

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 2nd day of July, 2002.

Brandon Wayne Boggan

STATE OF ALABAMA)
COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Brandon Wayne Boggan, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 2nd day of July, 2002.

Notary Public

My Commission Expires: My Commission Expires June 28, 2005

✓
James Burford

EXHIBIT A - BOGAN TO CAMP BRANCH

C3	88.38	74.27.49"	S09.30.42"W	106.95	114.86
C4	379.33	18.58.06"	S29.49.30"W	125.01	125.58
C5	133.43	30.14.33"	S50.46.45"W	69.61	70.43

LINE	LENGTH	BEARING
L1	78.85	S81.54.54"W
L2	131.67	S68.54.09"W
L3	96.37	S46.44.36"W
L4	109.61	S23.00.44"W
L5	69.46	S18.49.16"W

AND THE NW1/4 OF THE NW1/4 SECTION 61 T28S1 R1W

LEGAL DESCRIPTION

A Parcel of land situated in SW 1/4 of the SW 1/4 of Section 31, Township 21 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SW Corner of above said 1/4-1/4, said point being the POINT OF BEGINNING; thence N00°03'10"W, a distance of 500.15'; thence N88°29'53"E, a distance of 903.53' to a point, said point being the approximate center of Camp Branch Creek; thence S81°54'34"W and along said creek, a distance of 78.85' to a point, said point being the beginning of a non tangent curve to the left, having a radius of 3,038.45, a central angle of 04°44'02" and subtended by a chord which bears S69°37'38"W, and a chord distance of 250.97; thence along the arc of said curve and said creek, a distance of 251.04'; thence S68°54'09"W and along said creek, a distance of 131.67' to a point, said point being the beginning of a non tangent curve to the left, having a radius of 216.63; a central angle of 66°59'24" and subtended by a chord which bears S53°43'48"W, and a chord distance of 239.10; thence along the arc of said curve and said creek, a distance of 253.29'; thence S46°44'36"W and along said creek, a distance of 96.37' to a point, said point being the beginning of a curve to the left, having a radius of 88.38', a central angle of 74°27'49", and subtended by a chord which bears S09°30'42"W, and a chord distance of 106.95; thence along the arc of said curve and said creek, a distance of 114.86'; thence S25°00'44"W and along said creek, a distance of 109.61' to a point, said point being the beginning of a non tangent curve to the right, having a radius of 379.33', a central angle of 18°58'06", and subtended by a chord which bears S29°49'30"W, and a chord distance of 125.01; thence along the arc of said curve and said creek, a distance of 125.01; thence along the arc of said curve and said creek, a distance of 133.43', a central angle of 30°14'33", and subtended by a chord which bears S50°46'45"W, and a chord distance of 69.61; thence along the arc of said curve and said creek, a distance of 70.43'; thence S18°49'16"W and along said creek, a distance of 69.46'; thence N00°14'32"W and leaving said creek, a distance of 232.36' to the POINT OF BEGINNING.

Said Parcel containing 4.5 acres, more or less.

END OF DESCRIPTION.