

270 A



20020827000408980 Pg 1/3 25.00  
Shelby Cnty Judge of Probate, AL  
08/27/2002 13:37:00 FILED/CERTIFIED

VALUE: \_\_\_\_\_

**SEND TAX NOTICE TO:**

Bolivar Creek, LLC

P. O. Box 520

Chelsea, Alabama 35043

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

**WARRANTY DEED**

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of One Hundred and no/100 Dollars (\$100.00) 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, **Michael H. Strong**, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Bolivar Creek, LLC**, an Alabama Limited Liability Company (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit "A" is signed by Grantor herein for the purpose of identification.

The above described property constitutes no part of the homestead of Grantor or Grantor's spouse.

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

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


IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s), this 23 day of ~~July~~, 2002.  
August

 (SEAL)  
Michael H. Strong

**STATE OF ALABAMA  
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Michael H. Strong**, 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 23 day of August, 2002.

  
Notary Public

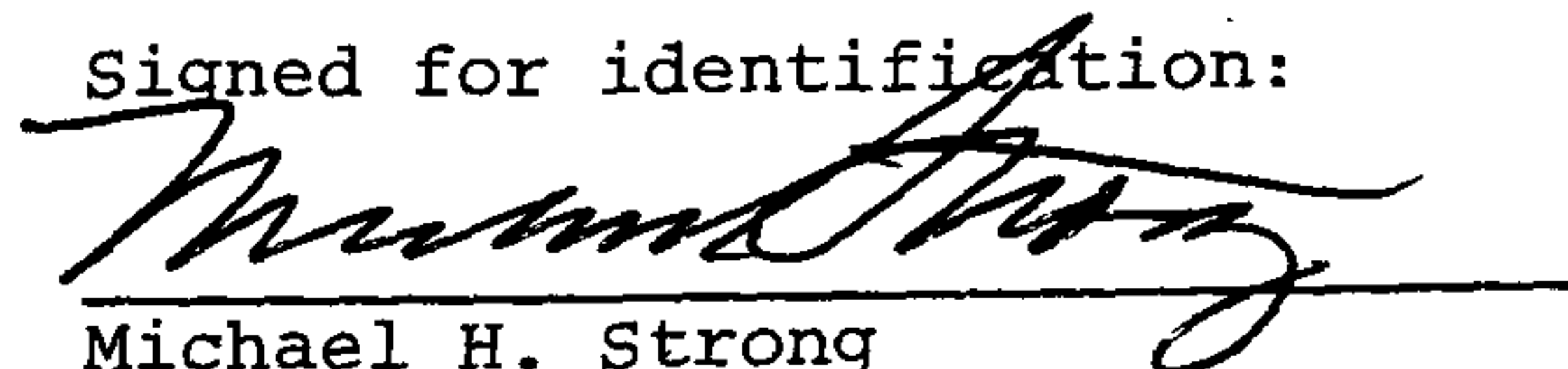
**EXHIBIT A**

Parcel #1

Description to-wit:

From a 4'x4' concrete monument at the S.E. corner of Section 17, T20S-R1W, sighting West 5355.00 feet on a 4'x4' concrete monument at the S.W. corner of said Section 17, turn thence 00°02'23" left and run 1356.03 feet along the accepted South boundary of the SE1/4-SE1/4 of said Section 17 to a 3/4" rebar accepted as the S.E. corner of the SW1/4-SE1/4 of Section 17, T20S-R1W, being the point of beginning of herein described parcel of land, thence continue along said course and along the accepted South boundary of the SW1/4-SE1/4 of said Section 17 a distance of 1356.04 to a 4'x4' concrete monument accepted as the S.W. corner of said SW1/4-SE1/4; thence turn 90°13'32" right and run 1311.44 feet along the accepted West boundary of said SW1/4-SE1/4 to a 3/4" rebar accepted as the S.E. corner of the NE1/4-SW1/4 of said Section 17; thence turn 90°35'18" left and run 1293.27 feet along the accepted South boundary of said NE1/4-SW1/4 to a 3/4" rebar accepted as the S.W. corner of said NE1/4-SW1/4; thence turn 89°41'27" right and run 1317.87 feet along the accepted West boundary of said NE1/4-NW1/4 to a 1.5" pipe accepted as the S.W. corner of the SE1/4-NW1/4 of said Section 17; thence turn 01°56'24" right and run 1352.86 feet along the accepted West boundary of said SE1/4-NW1/4 to a 1.5" pipe accepted as the S.W. corner of the NE1/4-NW1/4 of said Section 17; thence turn 01°08'30" right and run 1367.43 feet along the accepted West boundary of said NE1/4-NW1/4 to a 1/2" pipe accepted as the N.W. corner of said NE1/4-NW1/4; thence turn 86°45'25" right and run 1166.74 feet along the accepted North boundary of the NE1/4-NW1/4 of said Section 17 to a 1/2" rebar on the Westerly boundary of Shelby County Highway #69 (80 R.O.W.), said point being on a curve concave right, having a delta angle of 30°38'54" and tangents of 774.04 feet; thence turn 42°38'32" right and run a chord distance of 242.13 feet to a 1/2" rebar on the accepted East boundary of the NE1/4-NW1/4 of said Section 17; thence turn 49°38'42" right and run 1184.46 feet along the accepted East boundary of said NE1/4-NW1/4 to a 3/4" rebar accepted as the N.W. corner of the SW1/4-NE1/4 of said Section 17; thence turn 91°48'16" left and run 781.59 feet along the accepted North boundary of said SW1/4-NE1/4 to a 1/2" pipe on the Westerly boundary of aforementioned Shelby County Highway #69; thence turn 65°28'21" right and run 1485.70 feet along said highway boundary to a 1/2" rebar on the accepted South boundary of the SE1/4-NE1/4 of said Section 17; thence turn 115°05'48" right and run 87.26 feet along the accepted North boundary of said SE1/4-NE1/4 to a 4'x4' concrete monument accepted as the N.E. corner of the NW1/4-SE1/4 of said Section 17; thence turn 01°13'05" left and run 681.05 feet along the accepted North boundary of said NE1/4-SE1/4 to a 3/4" rebar; thence turn 87°37'01" left and run 1329.51 feet to a 2" angle iron on the accepted North boundary of the SW1/4-SE1/4 of said Section 17; thence turn 92°41'53" left and run 702.21 feet along the accepted North boundary of said SW1/4-SE1/4 to a 4'x4' concrete monument accepted as the N.E. corner of said SW1/4-SE1/4; thence turn 93°34'52" right and run 1344.69 feet along the accepted East boundary of said SW1/4-SE1/4 to the point of beginning of herein described parcel of land, containing 223.14 acres, situated in the SW1/4-SE1/4, NE1/4-SW1/4, SE1/4-NW1/4, NE1/4-NW1/4, SW1/4-NE1/4 and the W1/2-NW1/4-SE1/4 of Section 17, T20S-R1W, Shelby County, Alabama, subject to rights-of-way and easements of record.

Signed for identification:



Michael H. Strong



Parcel #2

Description to-wit:

From a 3/4" rebar at the N.E. corner of Section 17, T20S-R1W, sighting 5400.45 feet on a 4"x4" concrete monument at the S.E. corner of said Section 17, turn thence 00°45'19" right and run 1368.65 feet along the accepted East boundary of the NE1/4 of said Section 17 to a 4"x4" concrete monument accepted as the N.E. corner of the SE1/4-NE1/4 of said Section 17, being the point of beginning of herein described parcel of land; thence continue along said course and along the accepted East boundary of said SE1/4-NE1/4 a distance of 1368.65 to a 4"x4" concrete monument accepted as the S.E. corner of said SE1/4-NE1/4; thence turn 88°06'42" right and run 1142.97 feet along the accepted South boundary of said SE1/4-NE1/4 to a 1/2" rebar on the Easterly boundary of Shelby County Highway #69 (80' R.O.W.); thence turn 64°53'09" right and run 1487.17 feet along said highway boundary to a 1/2" rebar on an accepted segment of the North boundary of the SW1/4-NE1/4 of said Section 17; thence turn 114°22'02" right and run 483.92 feet to a 1/2" pipe accepted as the N.W. corner of the SE1/4-NE1/4 of said Section 17; thence turn 00°06'10" right and 1335.47 feet along the accepted North boundary of the SE1/4-NE1/4 to the point of beginning of herein described parcel of land, containing 46.23 acres, situated in the SE1/4-NE1/4 and the SW1/4-NE1/4 of Section 17, T20S-R1W, Shelby County, Alabama, subject to rights-of-way and easements of record.

Parcel #3

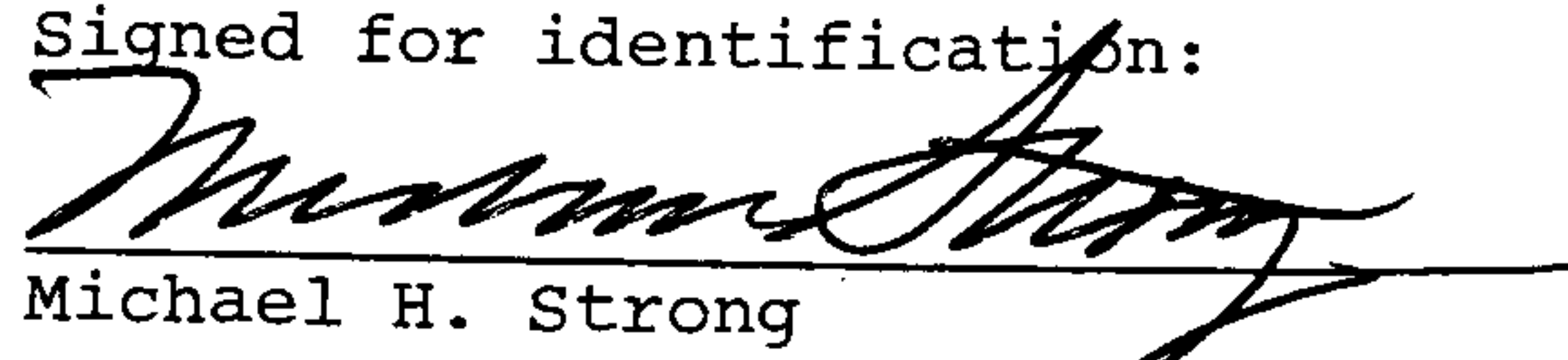
Description to-wit:

From a 3/4" rebar at the N.E. corner of Section 17, T20S-R1W, sighting 5408.22 feet on a 1" square bar at the N.W. corner of said Section 17, turn thence 00°00'20" left and run 2704.62 feet along the accepted North boundary of the NE1/4 of said Section 17 to a 1/2" rebar accepted as the N.E. corner of the NE1/4-NW1/4 of said Section 17, being the point of beginning of herein described parcel of land, thence turn 00°00'14" right and run 62.99 feet along the accepted North boundary of said NE1/4-NW1/4 to a 1/2" rebar on the Easterly boundary of Shelby County Highway #69 (80' R.O.W.), said point being on a curve concave right, having a delta angle of 30°38'54" and tangents of 795.96 feet; thence turn 137°9'48" left and run a chord distance of 82.83 feet to a 1/2" rebar on the accepted East boundary of said NE1/4-NW1/4; thence turn 130°32'58" left and run 56.36 feet along the accepted East boundary of said NE1/4-NW1/4 to the point of beginning of herein described parcel of land, containing 0.04 acres, situated in the NE1/4-NW1/4 of Section 17, T20S-R1W, Shelby County, Alabama, subject to rights-of-way and easements of record.

AS SHOWN on a survey dated May 8, 2001, prepared by Sam W. Hickey, Professional Land Surveyor, AL. Reg. No. 4848.

BEING a portion of the Premises conveyed to Grantor by Deed dated February 10, 2000, recorded in the Probate Office of Shelby County, Alabama, as Instrument No. 2000-04450.

Signed for identification:

  
Michael H. Strong