

✓ This instrument was prepared by  
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Montevallo, AL 35115-0091  
205/665-5102  
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20020910000432170 Pg 1/1 636.00  
Shelby Cnty Judge of Probate, AL  
09/10/2002 08:59:00 FILED/CERTIFIED

Send Tax Notice to:  
(Name) Paul B. Brown and Stephanie S. Brown  
(Address) P. O. Box 622  
Montevallo, AL 35115

Limited Liability Company Form Warranty Deed, Joint Tenants with Right of Survivorship

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **SIXTY HUNDRED TWENTY FIVE THOUSAND DOLLARS AND 00/100 (\$625,000.00)** to the undersigned grantor, **1805 McCain, LLC**, a limited liability company (herein referred to as GRANTOR) in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto **Paul B. Brown and Stephanie S. Brown** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in **Shelby County, Alabama**, to-wit:

A parcel of land located in the NE ¼ of the NE ¼ of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the NE corner of the NE ¼ of said Section 25; thence South 00 deg. 00 min. 00 sec. West along the Section line, a distance of 305.77 feet; thence North 88 deg. 47 min. 10 sec. West, a distance of 154.47 feet; thence North 00 deg. 00 min. 00 sec. East a distance of 40.75 feet; thence North 88 deg. 47 min. 10 sec. West a distance of 233.99 feet to a point; said point lying on the Easterly right of way of McCain Parkway, said point also being the beginning of a nontangent curve to the left, having a radius of 302.04 feet, a central angle of 18 deg. 09 min. 32 sec. and subtended by a chord which bears North 05 deg. 57 min. 12 sec. East and a chord distance of 95.33 feet; thence along the arc of said curve and said right of way a distance of 95.73 feet to a point, said point being the beginning of a compound curve, having a radius of 302.04 feet, a central angle of 05 deg. 46 min. 20 sec. and subtended by a chord which bears North 06 deg. 00 min. 44 sec. West and a chord distance of 30.42 feet; thence along the arc of said curve and said right of way a distance of 30.43 feet; thence North 08 deg. 53 min. 54 sec. East and along said right of way a distance of 142.31 feet; thence South 88 deg. 44 min. 30 sec. East and leaving said right of way a distance of 403.78 feet to the point of beginning.

SUBJECT TO:

- General and special taxes or assessments for the year 2002 and subsequent years not yet due and payable.
- Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 126 page 303 in the Probate Office.
- Right(s) of Way(s) granted to State of Alabama by instrument recorded in Deed 282 page 413 in the Probate Office.
- Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 331 page 699 in the Probate Office.
- Encroachment(s) of fence onto and off of the land as shown by the survey of Robert C. Farmer dated June 29, 2001.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEES their heirs, executors and assigns forever, against the lawful claims of all persons.

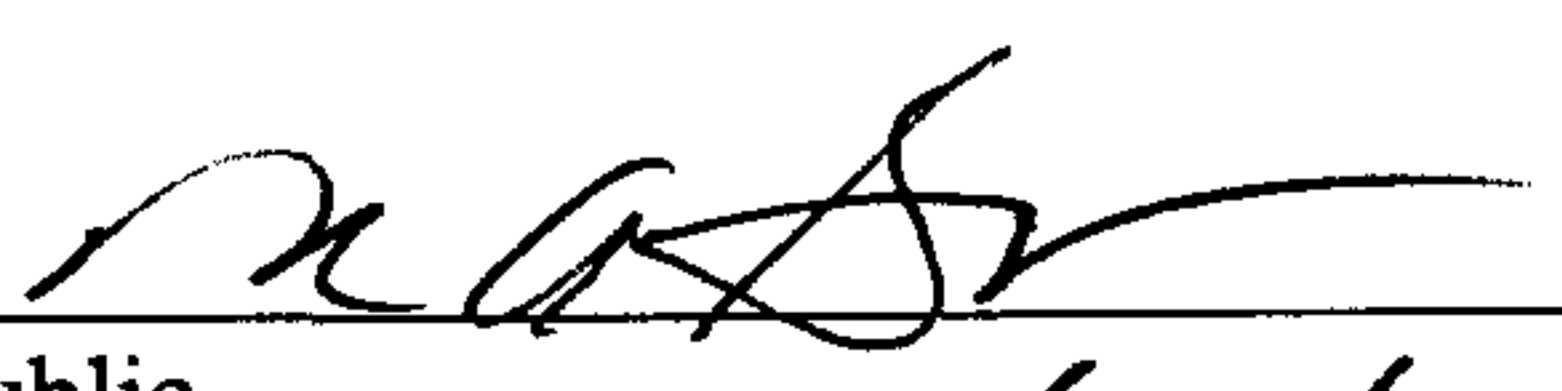
IN WITNESS WHEREOF, the said GRANTOR by **James A. Thompson**, its **Managing Member** who is authorized to execute this conveyance, has hereto set its signature and seal, this the 9<sup>th</sup> day of **September, 2002**.

1805 McCain, LLC  
  
By: James A. Thompson  
Its: Managing Member

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **James A. Thompson**, whose name(s) as **Managing Member** of **1805 McCain, LLC**, a limited liability company, 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 limited liability company.

Given under my hand and official seal, this the 9<sup>th</sup> day of **September, 2002**.

  
Notary Public  
My Commission Expires: 8/13/05