

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

GRANTEE'S ADDRESS:
Martha Crittenden
140 Shady Acres Lane
Alabaster, Alabama 35007

STATE OF ALABAMA) **LIMITED LIABILITY COMPANY**
COUNTY OF SHELBY) **GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Sixty-Five Thousand Five Hundred and 00/100 (\$65,500.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Frank C. Ellis, III, LLC, a limited liability company** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Martha Crittenden, a single individual**, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See attached Exhibit "A" for legal description.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

\$65,500.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

This warranty deed is executed as required by the Articles of Organization and Operating Agreement, and the same Articles of Organization and Operating Agreement have not been modified TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever. or amended.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its managing member, Frank C. Ellis, III who is authorized to execute this conveyance, hereto set his signature and seal this the 25th day of October, 2002.

Frank C. Ellis, III, LLC

By: Frank C. Ellis, III, managing member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Frank C. Ellis, III, whose name as managing member of Frank C. Ellis, III, 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 25th day of October, 2002.

NOTARY PUBLIC

My Commission Expires:

3/31/03

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES MARCH 31, 2003

Exhibit "A"

A parcel of land situated in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 7, Township 21 South, Range 2 West, Huntsville Meridian, Shelby County, Alabama, being more particularly described as follows: Commence at the NW corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 7, Township 21 South, Range 2 West, Huntsville Meridian, Shelby County, Alabama; thence run South 02 deg. 30 min. 00 sec. West along the West line of said section for a distance of 284.41 feet (deed 286.3 feet) to an intersection with the Southerly right of way line of a CSX Railroad and the Northerly line of that parcel as described in Inst. No. 1997-17826 in the Office of the Judge of Probate, Shelby County, Alabama, and to the point of beginning; thence leaving said section line run South 80 deg. 05 min. 57 sec. East (deed East) along said right of way line and along said North line for a distance of 99.92 feet to the West line of that parcel as described in Deed Book 268 page 550 in the aforementioned Office of the Judge of Probate; thence leaving said right of way line and said North line run South 02 deg. 49 min. 59 sec. West along said West line for a distance of 330.71 feet to the South line of that parcel as described in Inst. No. 1997-17826; thence leaving said West line run North 79 deg. 56 min. 27 sec. West (deed West) along said South line for a distance of 99.68 feet to the aforementioned West line of Section 7; thence leaving said South line run North 02 deg. 47 min. 11 sec. East (deed North) along said section line for a distance of 330.47 feet (deed 330.00 feet) to the point of beginning; being situated in Shelby County, Alabama.