

C0212-1092



20021220000638780 Pg 1/3 57.00
Shelby Cnty Judge of Probate, AL
12/20/2002 15:25:00 FILED/CERTIFIED

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

Jon M. Turner, Jr.
NAJJAR DENABURG, P.C.
Attorneys at Law
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

DGBG, L.L.C.
P.O. 1685
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF Shelby)

WARRANTY DEED

Know All Men by These Presents: That in consideration of **FOUR HUNDRED TWENTY THOUSAND AND NO/100 (\$420,000.00) DOLLARS** to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt of which is acknowledged, we, **JAMES E. BISHOP, a married man**, (herein referred to as GRANTOR) does grant, bargain, sell and convey unto **DGBG, L.L.C.**, (herein referred to as GRANTEE, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A.

SUBJECT TO:

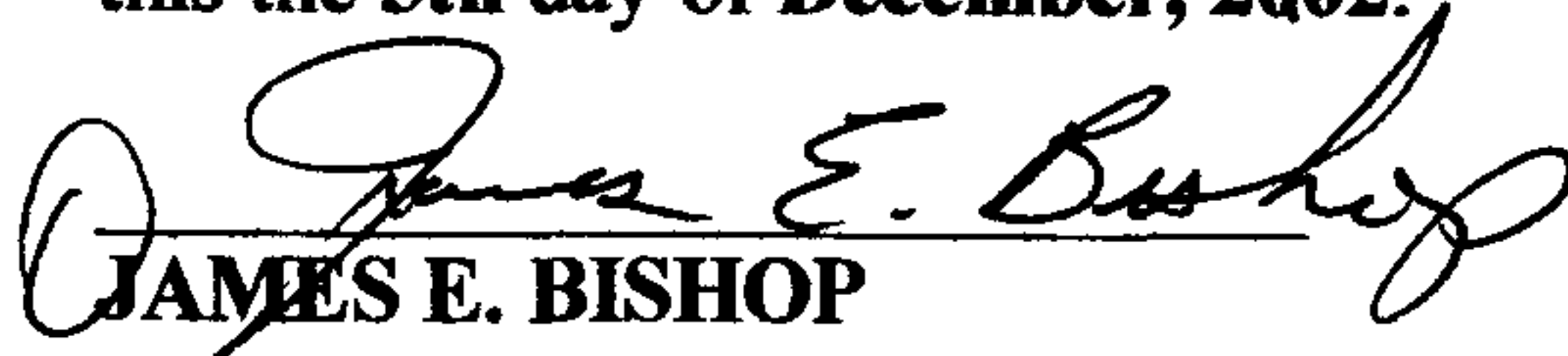
1. Subject to the taxes for the year beginning October 1, 2002, which constitutes a lien, but are not yet due and payable until October 1, 2003.
2. Transmission line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 223 page 80 and Deed 102 page 396 and 397 and Deed 170 page 282 and Deed 108 page 377 and Deed 127 page 597 and Deed 134 page 37 in the Probate Office.
3. Rights of ways granted to Shelby County by instrument(s) recorded in Deed 102 page 17 and Deed 76 page 259 in Probate Office.
4. Subject to a 20 foot wide Ingress/Egress and Utility Easement located on the northwesterly property line as shown on the survey by Amos Cory dated 8/28.00.

\$380,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

The above described property does not constitute any part of the homestead of the GRANTOR or his spouse.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his, her, or their heirs 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set his signature and seal, this the 5th day of December, 2002.


JAMES E. BISHOP

STATE OF ALABAMA)
COUNTY OF Jefferson

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **JAMES E. BISHOP** 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, executed the same voluntarily. ~~for and on behalf of said corporation.~~

Given under my hand this the 5TH day of December, 2002.


Notary Public

My commission expires: 1/28/06

First American Title Insurance Company

SCHEDULE A – LEGAL DESCRIPTION

Agent's File No.: 141564

A parcel of land located in the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 13, Township 20 South, Range 3 West in Shelby County, Alabama and being more particularly described as follows:

Parcel B:

Commence at the NE corner of the S $\frac{1}{2}$ of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence North 82 deg. 58 min. 11 sec. West, a distance of 1276.95 feet; thence South 32 deg. 31 min. 16 sec. West, a distance of 141.18 feet; thence South 05 deg. 24 min. 10 sec. West, a distance of 111.02 feet; thence South 57 deg. 28 min. 44 sec. East, a distance of 71.56 feet to the point of beginning, said point lying on the Easterly Right of Way line of Canyon Park Drive (50 foot Right of Way); thence continue Southeasterly along said line and said Right of Way, a distance of 58.82 feet to the point of curve of a non tangent curve to the right, having a radius of 275.00 feet, a central angel of 13 deg. 1 min. 52 sec., and subtended by a chord which bears South 50 deg. 57 min. 47 sec. East, a chord distance of 62.41 feet; thence along the arc of said curve and said Right of Way line a distance of 63.54 feet; thence South 45 deg. 04 min. 32 sec. West and leaving said Right of Way, a distance of 263.61 feet (Measured) 263.18 feet (Map); thence North 05 deg. 04 min. 18 sec. East, a distance of 139.58 feet; thence North 31 deg. 15 min. 39 sec. East along the centerline of a 20 foot Ingress/Egress and Utility Easement, a distance of 140.53 feet (Measured) 139.74 feet (Map) to the point of beginning; being situated in Shelby County, Alabama.

Subject to:

A 20 foot wide Ingress/Egress and Utility Easement lying 10 feet on each side of and parallel to the following described centerline:

Commence at the NE corner of the S $\frac{1}{2}$ of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence North 82 deg. 58 min. 11 sec. West a distance of 1276.95 feet; thence South 32 deg. 31 min. 16 sec. West, a distance of 141.18 feet; thence South 05 deg. 24 min. 10 sec. West, a distance of 111.02 feet; thence South 57 deg. 28 min. 44 sec. East, a distance of 71.56 feet to the point of beginning, said point lying on the Easterly Right of Way line of Canyon Park Drive (50 foot Right of Way); thence South 31 deg. 15 min. 39 sec. West, a distance of 140.53 feet (Measured) 139.74 feet (Map) to the end of said easement.