



20030616000374450 Pg 1/4 220.00
Shelby Cnty Judge of Probate, AL
06/16/2003 09:57:00 FILED/CERTIFIED

Send Tax Notice to:

Holly Ridge, LLC
P.O. Box 11540
Jackson Hole, Wyoming 83002

STATE OF ALABAMA)
)
SHELBY COUNTY)

Consideration
\$200,000.00

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to **ANNE A. MULLER** (hereafter referred to as the "Grantor"), a married woman, in hand paid by **HOLLY RIDGE, LLC**, a Wyoming limited liability company (hereafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee, an undivided one-half interest in and to all that real property situated in Shelby County, Alabama and described more fully on Exhibit "A" attached hereto and incorporated fully herein by reference.

SUBJECT TO:

1. 2003 ad valorem taxes, a lien due and payable October 1, 2003.
2. Any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith; all recorded encumbrances, if any; recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama; and any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, encroachments, etc., which would be disclosed by a true and accurate survey of the property conveyed herein; and any and all recorded or unrecorded leases affecting said property, if any.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD to the said Grantee, and to the successors and assigns of such Grantee in fee simple forever.

NOTE: The property conveyed herein is not the homestead of the Grantor.

IN WITNESS WHEREOF, the said Grantor has hereto set his/her hand and seal on this the
16th day of May, 2003.

“Grantor”



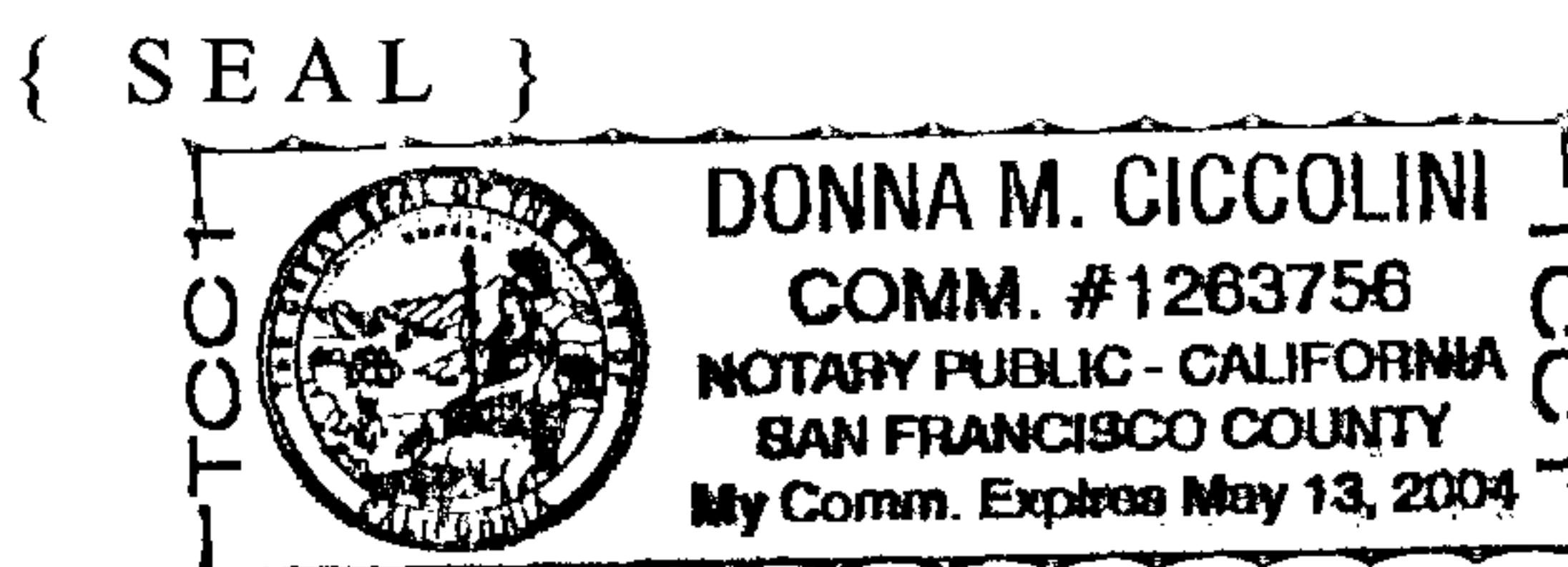
Anne A. Muller

ANNE A. MULLER

STATE OF California)
)
COUNTY OF San Francisco)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Anne A. Muller, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of May, 2003.



Donna Ciccolini
Notary Public
My Commission Expires: May 13, 2004

This instrument prepared by:

Jeffrey M. Pomeroy
Attorney at Law
Sirote & Permutt, P.C.
2311 Highland Avenue South - 35205
P.O. Box 55727
Birmingham, Alabama 35255-5727

EXHIBIT "A"

Property Description

PARCEL I:

A parcel of land lying in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 21, Township 18 South, Range 1 East, Shelby County, Alabama, described as follows:

Commence at the Southeast corner of said $\frac{1}{4} \frac{1}{4}$ section and run Northerly along the East line of said $\frac{1}{4} \frac{1}{4}$ section a distance of 273.89 feet to an iron pin; thence turn left $89^{\circ}36'09''$ and run Westerly a distance of 325.0 feet to the point of beginning; from the point of beginning continue last course 646.28 feet to a point on the Southeasterly right of way of Shelby County Highway #43; thence turn left $52^{\circ}47'28''$ and run Southwesterly along said right of way a distance of 231.62 feet; thence turn left $90^{\circ}00'00''$ and run Southeasterly along said right of way a distance of 10.0 feet; thence turn right $90^{\circ}00'00''$ and run Southwesterly along said right of way a distance of 57.85 feet to a point on the South line of said $\frac{1}{4} \frac{1}{4}$ section; thence turn left $125^{\circ}20'09''$ and run Easterly along the South line of said $\frac{1}{4} \frac{1}{4}$ section a distance of 815.88 feet; thence turn left $92^{\circ}19'27''$ and run Northerly a distance of 263.27 feet to the point of beginning.

LESS AND EXCEPT 0.5 acres, more or less, in Alabama Power Company right of way.

PARCEL II

A parcel of land lying in NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 21, Township 18 South, Range 1 East, Shelby County, Alabama, described as follows:

Begin at the Southeast corner of said $\frac{1}{4} \frac{1}{4}$ section and run Northerly along the East line of said $\frac{1}{4} \frac{1}{4}$ section a distance of 273.89 feet to an iron pin; thence turn left $89^{\circ}36'09''$ and run Westerly a distance of 325.0 feet; thence turn left $90^{\circ}27'04''$ and run Southerly a distance of 263.27 feet to a point on the South line of said $\frac{1}{4} \frac{1}{4}$ section; thence turn left $87^{\circ}40'33''$ and run Easterly along the South line of said $\frac{1}{4} \frac{1}{4}$ section a distance of 325.0 feet to the point of beginning.

PARCEL III:

Commence at the SE corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 21, Township 18 South, Range 1 East, thence run North along the East line of said $\frac{1}{4} \frac{1}{4}$ section, a distance of 273.89 feet to the point of beginning, thence turn an angle of $89^{\circ}36'09''$ to the left and run a distance of 971.28 feet to the East R.O.W. line of Shelby County Hwy. No. 43, thence turn an angle of $127^{\circ}12'32''$ to the right and run along said R.O.W. line, a distance of 724.15 feet to the South margin of a gravel

road, thence turn an angle of $74^{\circ}36'34''$ to the right and run along said road, a distance of 170.37 feet, thence turn an angle of $11^{\circ}29'33''$ left, and run along said road, a distance of 202.30 feet, thence turn an angle of $45^{\circ}16'08''$ to the right, and run along said road, a distance of 89.80 feet, thence turn an angle of $27^{\circ}02'50''$ to the right and run along said road, a distance of 65.72 feet, thence turn an angle of $29^{\circ}47'00''$ to the right, and run along said road, a distance of 137.53 feet, thence turn an angle of $44^{\circ}46'00''$ to the left, and run along said road a distance of 194.51 feet, thence turn an angle of $57^{\circ}53'07''$ to the left, and run along said road, a distance of 96.28 feet to the East line of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 21 thence turn an angle of $79^{\circ}59'45''$ to the right and run South, along the East line of said $\frac{1}{4} \frac{1}{4}$ section, a distance of 15.00 feet to the point of beginning.

Situated in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 21, Township 18 South, Range 1 East, Shelby County, Alabama.

PARCEL IV:

The Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 21, Township 18 South, Range 1 East, situated in Shelby County, Alabama.