

8513

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

SEND TAX NOTICE TO:  
  
SHELBY LAND PARTNERS, LLC

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244

STATE OF ALABAMA)  
COUNTY OF SHELBY)

WARRANTY DEED

**Know All Men by These Presents:** That in consideration of THIRTY THOUSAND DOLLARS and 00/100 (\$30,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, NETTIE MAE GARRETT, an unmarried person, LEROY BURNS, JR., a married person, NATHANIEL ARTHUR BURNS, a married person, LARRY BURNS, a married person, CLINT BURNS, a married person, RICKY BURNS, an unmarried person, TIMOTHY BURNS, a married person, TYRONE BURNS, a married person, LEONA BURNS PEEPLES, a married person, AND THE HEIRS AT LAW OF PAT BURNS, DECEASED, NAMELY MILISON RUTLEDGE, a married person AND CHERHONDA GRAHAM, an unmarried person (herein referred to as GRANTORS) do grant, bargain, sell and convey unto SHELBY LAND PARTNERS, LLC, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

A LOT IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 3 WEST, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 3 WEST, THENCE RUN EAST ALONG THE SOUTH LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 190.44 FEET; THENCE TURN AN ANGLE OF 79 DEGREES 01 MINUTES TO THE LEFT AND RUN A DISTANCE OF 265.20 FEET; THENCE TURN AN ANGLE OF 57 DEGREES 49 MINUTES TO THE RIGHT AND RUN A DISTANCE OF 210.00 FEET; THENCE TURN AN ANGLE OF 14 DEGREES 16 MINUTES TO THE RIGHT AND RUN A DISTANCE OF 156 FEET; THENCE TURN AN ANGLE OF 26 DEGREES 13 MINUTES TO THE LEFT AND RUN A DISTANCE OF 210 FEET TO THE POINT OF BEGINNING; THENCE TURN AN ANGLE OF 90 DEGREES 00 MINUTES TO THE RIGHT AND RUN AN DISTANCE OF 105.0 FEET; THENCE TURN AND ANGLE OF 90 DEGREES 00 MINUTES TO THE LEFT AND RUN AN DISTANCE OF 210 FEET; THENCE TURN AN ANGLE OF 90 DEGREES 00 MINUTES TO THE LEFT AND RUN A DISTANCE OF 105 FEET; THENCE TURN AN ANGLE OF 90 DEGREES 00 MINUTES TO THE LEFT AND RUN A DISTANCE OF 210 FEET TO THE POINT OF BEGINNING.

**\*\*SAID PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTORS NOR THEIR RESPECTIVE SPOUSES\*\***

Subject to:


1. TAXES FOR THE YEAR 2002 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2003.
2. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENTS RECORDED IN DEED BOOK 218, PAGE 656; DEED BOOK 218, PAGE 651; DEED BOK 207, PAGE 677; DEED BOOK 48, PAGE 617; DEED BOOK 207, PAGE 676; DEED BOOK 210, PAGE 114; DEED BOOK 210, PAGE 121; DEED BOOK 210, PAGE 123; DEED BOOK 210, PAGE 125; DEED BOOK 207, PAGE 669; DEED BOOK 207, PAGE 676, AND DEED BOOK 169, PAGE 335.

3. LESS AND EXCEPT ANY PART OF SUBJECT PROPERTY LYING WITHIN THE RIGHT OF WAY OF A PUBLIC ROAD.
4. RIGHT OF WAY GRANTED TO SHELBY COUNTY AS RECORDED IN DEED BOOK 166, PAGE 308, DEED BOOK 166, PAGE 315 AND DEED BOOK 135, PAGE 341.

**TO HAVE AND TO HOLD** Unto the said GRANTEES, his, her or their heirs and assigns, forever.

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

IN WITNESS WHEREOF, the said GRANTORS, NETTIE MAE GARRETT, an unmarried person, LEROY BURNS, JR., a married person, NATHANIEL ARTHUR BURNS, a married person, LARRY BURNS, a married person, CLINT BURNS, a married person, RICKY BURNS, an unmarried person, TIMOTHY BURNS, a married person, TYRONE BURNS, a married person, LEONA BURNS PEEPLES, a married person, AND THE HEIRS AT LAW OF PAT BURNS, DECEASED, NAMELY MILISON RUTLEDGE, a married person AND CHERHONDA GRAHAM, an unmarried person, have hereunto set his, her or their signature(s) and seal(s), this the 31st day of March, 2003.

 NETTIE MAE GARRETT

  
NATHANIEL ARTHUR BURNS

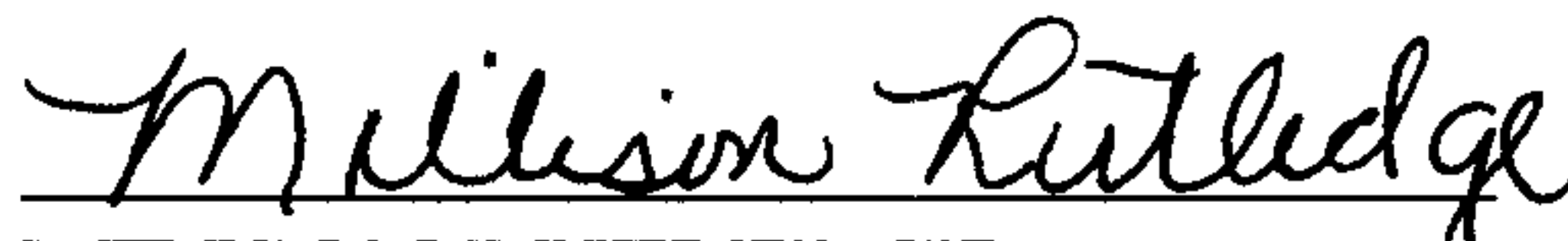
  
CLINT BURNS

  
RICKY BURNS

  
TIMOTHY BURNS


  
TYRONE BURNS

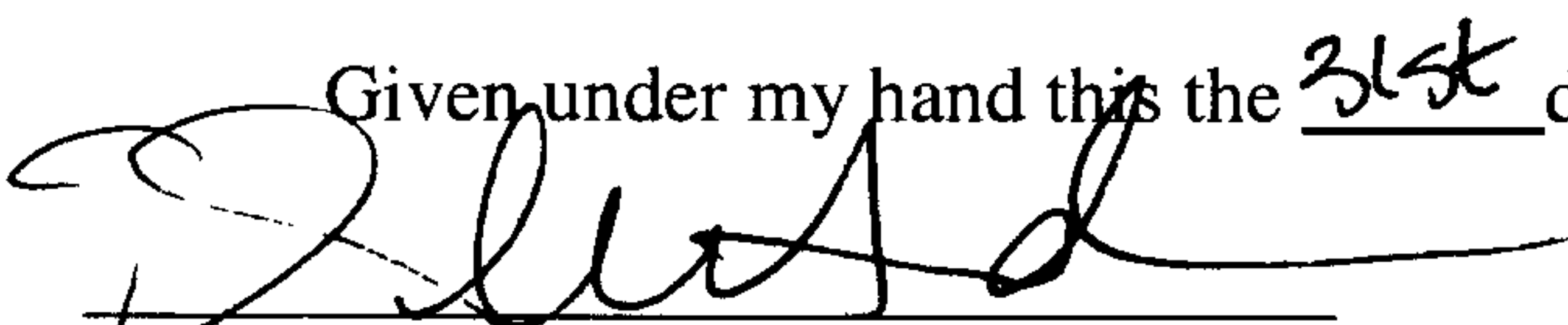
  
LEONA BURNS PEEPLES

  
MILISON RUTLEDGE

STATE OF ALABAMA)  
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

 I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ~~NETTIE MAE GARRETT~~, NATHANIEL ARTHUR BURNS, CLINT BURNS, RICKY BURNS, TIMOTHY BURNS, TYRONE BURNS, LEONA BURNS PEEPLES, and MILISON RUTLEDGE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 31st day of MARCH, 2003.  
  
Notary Public

My commission expires: 10-2-05

Leroy Burns Jr.  
LEROY BURNS, JR.

STATE OF Michigan)  
COUNTY OF Wayne)

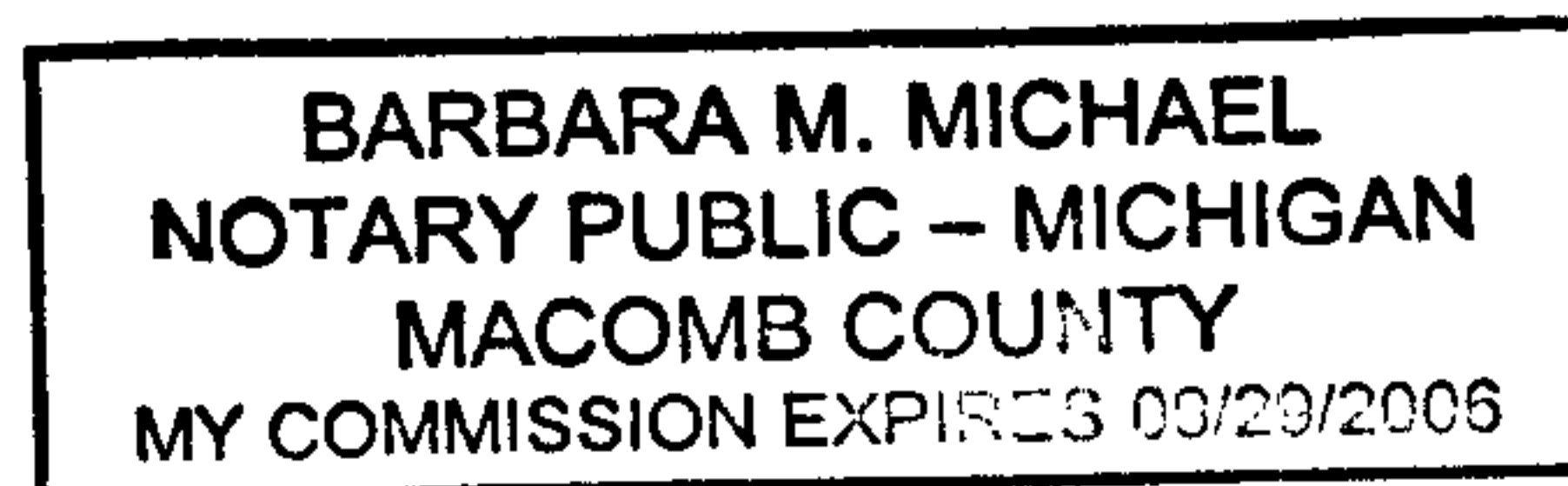
ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that LEROY BURNS, JR. whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 8 day of MARCH, 2003.

Barbara M. Michael  
Notary Public

My commission expires: 09/29/06



Acting in Wayne County



Larry Burns  
LARRY BURNS

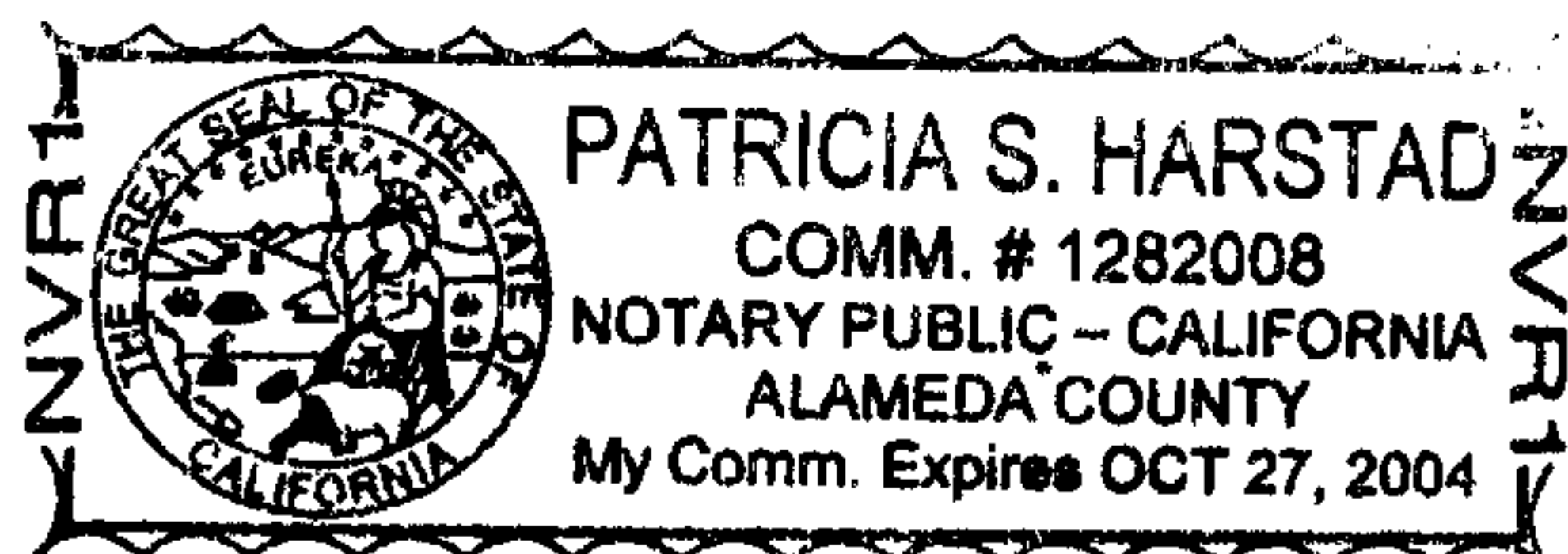
STATE OF California  
COUNTY OF Alameda

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that LARRY BURNS whose name (s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance (he) she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 8th day of MARCH, 2003.  
Patricia S. Harstad  
Notary Public

My commission expires: 10-27-04



Cherhonda Graham  
~~SHERONDA GRAHAM~~  
Cherhonda  
Graham

STATE OF Michigan  
COUNTY OF Wayne

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that SHERONDA GRAHAM whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 7<sup>th</sup> day of MARCH, 2003.  
Madeline Jean Woodside  
Notary Public

**MADLINE JEAN WOODSIDE**  
**NOTARY PUBLIC WAYNE CO., MI**  
My commission expires: **MY COMMISSION EXPIRES Oct 20, 2004**

Nettie Mae Garrett, Acting by and  
through her attorney in fact,  
George French, Jr.

20030821000551700 Pg 6/6 56.00  
Shelby Cnty Judge of Probate, AL  
08/21/2003 08:56:00 FILED/CERTIFIED

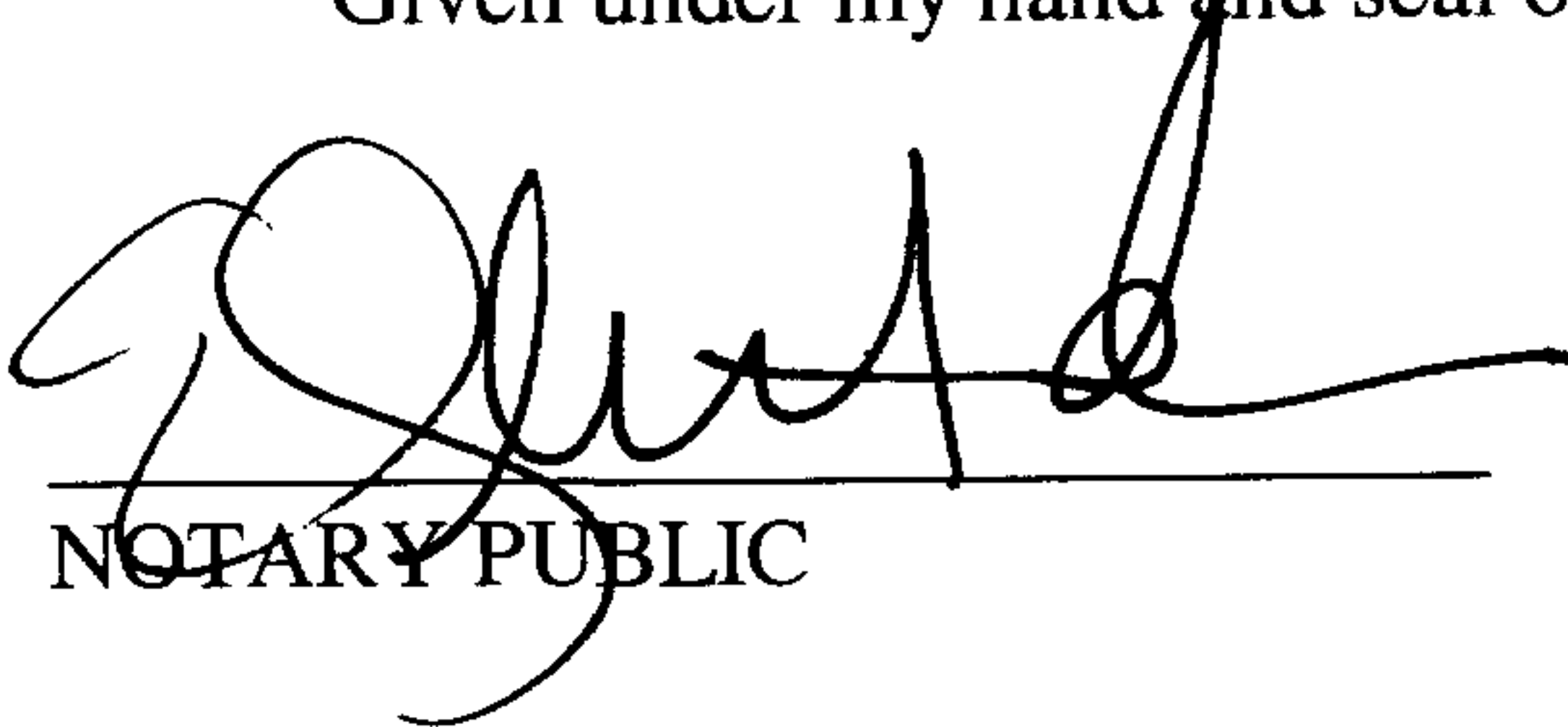
Nettie Mae Garrett, acting by and through her  
attorney in fact, George French, Jr.

ACKNOWLEDGMENT

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State of Alabama at Large, hereby certify that George French, Jr., whose name as Attorney in Fact for Nettie Mae Garrett, is signed to the foregoing instrument and who is known to me, acknowledged before me on this date that, being informed of the instrument, she, in her capacity as such Attorney in Fact, and with full authority executed the same voluntarily on the date the same bears date.

Given under my hand and seal on this the 7th DAY OF April, 2003.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10.2.05