


This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:
BRANDON WAYNE BOGGAN
1135 HUEYTOWN RD.
HUEYTOWN, AL.
35023

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20030826000567020 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
08/26/2003 11:29:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Thirty-nine thousand one hundred seventeen and 00/100 Dollars (\$39,117.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Camp Branch Properties, LLC, herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Brandon Wayne Boggan, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Described on Exhibit A attached hereto and incorporated by reference herein.

SUBJECT TO: (1) Taxes due in the year 2003 and thereafter; (2) Easements, restrictions, permits and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor; (4) Rights of others in and to the use of private road as shown on survey of Thomas Simmons, dated August 24, 2000; (5) Rights of others in and to the use of easement as set out on survey by Robert C. Farmer, dated April 26, 2001; (6) Riparian Rights to Camp Branch Creek; (7) Road Agreement as recorded in Inst. No. 2000-38325 in Probate Office; (8) Lack of access to the property conveyed herein.

All of the consideration recited herein was derived from a mortgage loan closed simultaneously herewith.

MEMBER OF THE

W. Larry Clayton as Manager of the Grantor hereby represents that the this Instrument has been executed as required by the Articles of Organization and Operating Agreement of the Grantor and that the same have not been modified or amended.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 21 day of August, 2003.

Camp Branch Properties, LLC

By: Creed Development, LLC
Its: Member

By: W. Larry Clayton
W. Larry Clayton

Its: Manager

STATE OF ALABAMA)
Shelby County)

LLC ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that W. Larry Clayton as Manager of Creed Development, LLC as Member of Camp Branch Properties, LLC, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he, in their capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 21 day of August, 2003.

Notary Public

My Commission Expires: 3.1.06

Exhibit A

20030826000567020 Pg 2/2 15.00
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A parcel of land situated in SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 6, Township 22 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SW corner of the NW $\frac{1}{4}$ of above said Section, Township and Range; thence South 88 deg. 44 min. 53 sec. East along the $\frac{1}{4}$ - $\frac{1}{4}$ line, a distance of 831.01 feet to a point, said point the beginning of a non tangent curve to the left, having a radius of 400.99, a central angle of 18 deg. 45 min. 11 sec. and subtended by a chord which bears North 15 deg. 47 min. 21 sec. West and chord distance of 130.66 feet; thence along the arc of said curve, a distance of 131.25 feet; thence North 21 deg. 59 min. 29 sec. East a distance of 295.19 feet; thence North 67 deg. 08 min. 26 sec. West a distance of 986.51 feet; thence South 00 deg. 14 min. 31 sec. East a distance of 764.52 feet to the point of beginning; being situated in Shelby County, Alabama.