



20030905000592250 Pg 1/3 25.00  
Shelby Cnty Judge of Probate, AL  
09/05/2003 08:14:00 FILED/CERTIFIED

Send Tax Notice To:  
Cahaba Beach Road Investors, LLC  
800 Financial Center  
505 North 20<sup>th</sup> Street  
Birmingham, AL 35203-2605

This instrument was prepared by:  
Claude McCain Moncus, Esq.  
Corley, Moncus & Ward, P.C.  
400 Shades Creek Parkway, Suite 100  
Birmingham, Alabama 35209  
(205) 879-5959

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## GENERAL WARRANTY DEED

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STATE OF ALABAMA )  
JEFFERSON COUNTY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars (\$10.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Hettie Louise Glenn, an unmarried woman** (herein referred to as Grantor) do grant, bargain, sell and convey unto **Cahaba Beach Road Investors, LLC**, an Alabama limited liability company (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama to-wit:

See attached Exhibit "A"

Subject to:

1. Ad valorem taxes due October 1, 2003, which Grantor will pay and discharge;
2. Easements and restrictions of record; and

Hettie Louise Glenn is the surviving grantee of that certain deed recorded in Real Volume 252, Page 141, of the Shelby County Probate Office; Leon E. Glenn, Jr. having died on October 11, 2000.

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

And I do for myself and for my heirs, executors and administrators covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereto set their hands and seals this 28<sup>th</sup> day of August, 2003.

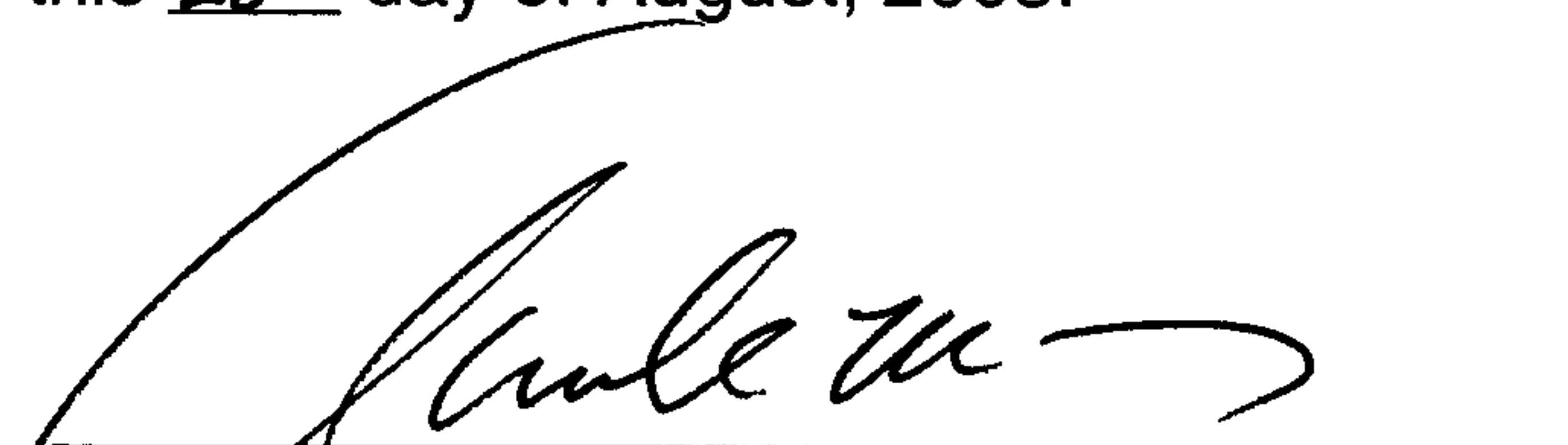
Hettie Louise Glenn (L.S.)  
Hettie Louise Glenn

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hettie Louise Glenn 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 28<sup>th</sup> day of August, 2003.

[NOTARY SEAL]

  
Notary Public  
My Commission Expires: 12/28/2027

## EXHIBIT "A"

Part of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 30, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

From an existing crimp iron pin being the locally accepted southeast corner of said SW  $\frac{1}{4}$  of SW  $\frac{1}{4}$ , run in a northerly direction along the east line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section for a distance of 615.23 feet to an existing iron rebar set by Ray Weygand and being the point of beginning; thence continue in a northerly direction along the east line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section for a distance of 76.13 feet to a point in the center of an existing chert road; thence turn an angle to the left of 41°-34'-44" and run in a northwesterly direction along the center of said chert road for a distance of 35.30 feet; thence turn an angle to the left of 0°-14'-24" and run in a northwesterly direction for a distance of 25.14 feet to a point in the centerline of an existing chert road; thence turn an angle to the left of 8°-10'-1" and run in a northwesterly direction for a distance of 31.61 feet to a point in the center of an existing chert road; thence turn an angle to the left of 7°-50'-22" and run in a northwesterly direction along the centerline of an existing chert road for a distance of 44.72 feet; thence turn an angle to the left of 1°-0'-43" and run in a northwesterly direction for a distance of 43.72 feet to a point in the center of an existing chert road; thence turn an angle to the left of 6°-41'-03" and run in a northwesterly direction for a distance of 46.29 feet to a point in the center of an existing chert road; thence turn an angle to the left of 5°-1'-26" and run in a northwesterly direction for a distance of 51.15 feet to a point in the center of an existing chert road; thence turn an angle to the right of 1°-25'-30" and run in a northwesterly direction for a distance of 62.13 feet to a point in the center of an existing chert road; thence turn an angle to the left of 7°-14'-27" and run in a northwesterly direction for a distance of 31.35 feet to a point in the center of an existing chert road; thence turn an angle to the left of 20°-08'-53" and run in a westerly direction for a distance of 77.95 feet to a point on the east right-of-way line of Cahaba Beach Road; thence turn an angle to the left of 106°-10'-11" and run in a southeasterly direction along the east line of Cahaba Beach Road for a distance of 45.42 feet; thence turn an angle to the right of 8°-50'-44" and run in a southeasterly direction along the east right-of-way line of Cahaba Beach Road for a distance of 11.47 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 82°-40'-33" and run in an easterly direction for a distance of 54.07 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 20°-08'-53" and run in a southeasterly direction for a distance of 18.10 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 7°-14'-01" and run in a southeasterly direction for a distance of 59.64 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 1°-25'-04" and run in a southeasterly direction for a distance of 49.11 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 5°-01'-26" and run in a southeasterly direction for a distance of 40.66 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 6°-41'-02" and run in a southeasterly direction for a distance of 40.02 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 1°-00'-43" and run in a southeasterly direction for a distance of 40.47 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 7°-50'-23" and run in a southeasterly direction for a distance of 23.91 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 8°-10'-01" and run in a southeasterly direction for a distance of 21.13 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 0°-8' and run in a southeasterly direction for a distance of 47.35 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 5°-29'-47" and run in a southeasterly direction for a distance of 44.96 feet, more or less, to the point of beginning. Containing 0.3 acres, more or less

LESS AND EXCEPT ANY PART LYING IN A ROAD RIGHT OF WAY.