



Send Tax Notice To:  
Greenleaf Apartments, LLC  
c/o Michael McKay  
P.O. Box 157  
Chelsea, Alabama 35043

*This instrument was prepared by:*  
Laurie Boston Sharp  
**ALLISON, MAY, ALVIS, FUHRMEISTER,  
KIMBROUGH & SHARP, L.L.C.**  
P. O. Box 380275  
Birmingham, AL 35238

THIS DEED PREPARED WITHOUT THE BENEFIT OF TITLE OR SURVEY.

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Statutory Warranty Deed

\$5,000

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STATE OF ALABAMA            )  
  )            KNOW ALL MEN BY THESE PRESENTS,  
COUNTY OF SHELBY         )

THAT IN CONSIDERATION OF Ten Dollars and 00/100 (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **MICHAEL J. McKAY, a married man** (herein referred to as Grantor,) does grant, bargain, sell and convey unto **GREENLEAF APARTMENTS, LLC, an Alabama limited liability company** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

THE PROPERTY CONVEYED BY THIS DEED IS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, MADE A PART HEREOF AND INCORPORATED HEREIN FOR ALL PURPOSES.

Subject to:

1. All ad valorem taxes.
2. All existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.
3. The mortgage executed by Michael J. McKay and in favor of Highland Bank, now known as Bancorp South, as filed for recorded in Instrument number 1998-41875 in the Office of the Judge of Probate of Shelby County, Alabama, which grantee assumes and agrees to pay.
4. The assignment of rents and leases executed by Michael J. McKay and in favor of Highland Bank, now known as Bancorp South, as filed for recorded in Instrument number 1998-41876 in the Office of the Judge of Probate of Shelby County, Alabama, which grantee assumes and agrees to pay.
5. All other matters of record.

NOTE: THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR.

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

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the said Grantor, has hereto set his signature, this the 21<sup>st</sup> day of January 2004.

Michael J. McKay

Michael J. McKay  
Grantor

STATE OF ALABAMA )  
COUNTY OF Shelby )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Michael J. McKay 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21<sup>st</sup> day of January, 2004.

Nikki Worn  
NOTARY PUBLIC

My commission expires: 2-2-05

Exhibit "A"

A parcel of land in the SE ¼ of the SE ¼ of Section 5, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows:

Commence at the Southeast corner of said Section 5, thence run West along the South section line 226.22 feet to a point on the West right of way of Shelby County Highway No. 39 and the point of beginning:

Thence continue last course 158.63 feet; thence turn right 64°04'04" and run northwest 238.38 feet, thence turn right 25°44'09" and run North 140.53 feet, thence turn right 90°11'42" and run East 457.00 feet to a point on the Northwest right-of-way of said highway #39, thence turn right 125°05'10" and run southwest 185.46 feet along said right of way to the point of a counter-clockwise curve having a Delta angle of 24°04'30" a radius of 530.00 feet and a tangent of 113.02 feet, thence run along the arc of said curve 222.70 feet to the point of beginning.

Burdened by and benefiting from a non-exclusive easement for ingress, egress and utilities, 40 feet wide, 20 feet on each side of the following described centerline:

Commence at the Southeast corner of said Section 5, thence run West along the South section line 226.22 feet to a point on the West right-of-way of Shelby County Highway No. 39, said point of beginning on a clockwise curve having a Delta angle of 02°12'44", a radius of 530.00 feet and a tangent of 10.23 feet, thence turn right 101°05'30" to tangent and run North along the arc of said curve 20.46 feet to the point of beginning of said centerline:

Thence run West, parallel with the South section line 172.68 feet, thence turn right 64°04'04" and run Northwest 257.66 feet to the end of said centerline.

The property described includes a portion of a platted property known as "Greenleaf Condominiums of Chelsea" and recorded in the map book 13, page 27 in the office of the Judge of Probate of Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY conveyed to Stanley Smith, pursuant to the Warranty Deed recorded in instrument #2001-42475 in the Office of the Judge of Probate of Shelby County, Alabama, and more particularly described as follows:

A parcel of land in the S.E. 1/4 of the S.E. 1/4 of Section FIVE, Township 20 South, Range ONE West, Shelby County, Alabama: described as follows: Commence at the Southeast corner of said Section Five, Thence run West along the South section line 226.22 feet to a point on the West right-of-way of Shelby County Highway No. 39, said point being on a clockwise, curve having a Delta angle of 24 deg. 04 min. 30 sec. and a Radius of 530.00 feet, Thence turn Right 101 deg. 05 min. 30 sec. to the Tangent of said curve and run Northeast along the Arc of said curve and right-of-way 222.70 feet to the end of said curve, Thence continue Northeast, tangent to said curve and along said right-of-way 55.46 feet to THE POINT OF BEGINNING: Thence continue last course 130.00 feet, Thence turn Left 125 deg. 10 min. 00 sec. and run West 186.09 feet, Thence turn Left 136 deg. 18 min. 09 sec. and run Southeast 153.83 feet to THE POINT OF BEGINNING. Containing 0.23 acre.