


This Document prepared by:

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Send Tax Notice to:


20040225000096760 Pg 1/2 19.00
Shelby Cnty Judge of Probate, AL
02/25/2004 11:22:00 FILED/CERTIFIED

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the sum of \$500.00 to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, Mayhall Builders, Inc. (herein referred to as grantors) do grant, bargain and sell and convey unto Mayhall Properties, Inc. (herein referred to as grantees), the following described real estate situated in Shelby County, Alabama to wit:

See attached legal description which is hereby incorporated by reference as though fully set out herein. AKA 37 Buck Creek Plaza, Alabaster, AL.

And I do for myself and for my heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all 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 grantees, their heirs and assigns forever, against the lawful claims of all persons.

Given under my hand and seal on this February 19, 2004.

Mayhall Builders, Inc


John A. Mayhall, President

STATE OF ALABAMA)
SHELBY COUNTY)

I, a Notary Public in and for said County, in said State, hereby certify that John A. Mayhall as President of Mayhall Builders, Inc. with full authority as said act of said corporation 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.

Given under my hand and official seal this February 19, 2004.


NOTARY PUBLIC

My commission expires: 7-28-06

Frontier Bank

ALTA Loan Policy

20040225000096760 Pg 2/2 19.00
Shelby Cnty Judge of Probate, AL
02/25/2004 11:22:00 FILED/CERTIFIEDLOAN POLICY
ISSUED BY*First American Title Insurance Company*

SCHEDULE A - LEGAL DESCRIPTION

Issuing Office File No.: 144931

Policy No. FA-31-769275

A parcel of land in the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 11, Township 21 South, Range 3 West, being more particularly described as follows:

Commence at the Southwest corner of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama and run thence North 00 deg. 12 min. 10 sec. West along the West line of said Section 11 a distance of 67.13 feet to a point on the Northerly margin of Shelby County Highway No. 26; thence run North 89 deg. 52 min. 50 sec. East along the margin of said highway a distance of 1367.93 feet to a point; thence run North 24 deg. 26 min. 23 sec. East a distance of 207.50 feet to a point; thence run South 89 deg. 52 min. 50 sec. West a distance of 54.97 feet to a steel pin corner on the North line of a future access street and the point of beginning of the property being described; thence continue along last described course a distance of 175.92 feet to a steel pin on the Easterly line of the Buck Creek Landing Subdivision; thence run North 24 deg. 26 min. 23 sec. East along said Easterly line of said subdivision a distance of 190.21 feet to a steel pin corner; thence run South 61 deg. 49 min. 36 sec. East a distance of 160.35 feet to a steel pin corner on the same Westerly line of same said access street; thence run south 24 deg. 26 min. 23 sec. West along said line of said access Street a distance of 106.88 feet to the point of beginning.

Also, a non-exclusive easement to the 50 foot wide parallel access street lying adjacent to the above described property and Highway No. 119 as shown on the survey by Joseph Conn, Jr. dated 11/20/97; being situated in Shelby County, Alabama.