



20040308000118830 Pg 1/2 109.00
Shelby Cnty Judge of Probate, AL
03/08/2004 14:15:00 FILED/CERTIFIED

This instrument prepared by:

Name: Norman W. Lipscomb

Address: P. O. Box 48999

Tuscaloosa AL 35404-8999

Source of Title:

Book:

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QQ	Q	SEC	T	R
W 1/2	NE 1/4	15	22S	1W

95.000

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by **S, M & BS, LLC** to **WESTERVELT REALTY, INC.**, an Alabama corporation, the receipt of which is hereby acknowledged, the undersigned GRANTOR, **WESTERVELT REALTY, INC.**, has this day bargained and sold and by these presents does hereby grant, bargain, sell and convey unto the said **S, M & BS, LLC**, surface rights only in and to the following described tracts or parcels of land lying and being in Shelby County, Alabama, and more particularly bounded and described as follows:

SURFACE RIGHTS ONLY IN AND TO:

All that part of the W 1/2 of the NE 1/4, Section 15, Township 22 South, Range 1 West, in Shelby County, Alabama, lying east and south of Waxahatchee Creek.

SUBJECT TO all planning, zoning, health and other governmental regulations, if any, affecting subject property.

SUBJECT TO all rights-of-ways and easements that may be of record or in evidence through use.

SUBJECT to any encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

GRANTOR RESERVES unto itself, its successors or assigns, all oil, gas, and minerals and mineral and mining rights.

TO HAVE AND TO HOLD, all and singular, the above-mentioned and described premises, together with the appurtenances, unto the Grantee, his heirs, successors or assigns forever. The Grantor hereby covenants and agrees with Grantee, his successors and assigns, that the Grantor, its executors and administrators, will warrant and defend the above-described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the said **WESTERVELT REALTY, INC.** has hereunto set its signature by James J. King, Jr., Vice President, who is duly authorized on this the 5th day of March, 2004.

ATTEST:

By: Elizabeth Shaw

Its: Secretary

WESTERVELT REALTY, INC.

By: James J. King, Jr.

Its: Vice President

STATE OF ALABAMA)

TUSCALOOSA COUNTY)

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I, the undersigned authority, a Notary Public in and for said county, in said state, hereby certify that James J. King, Jr., whose name as Vice President of **WESTERVELT REALTY, INC.**, a corporation, 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 with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 5th day of March, 2004.

Melissa M. Lee
Notary Public

My commission expires: 9/24/04

Ad Valorem Tax Notice regarding the subject real estate should be delivered to:
S, M & BS, LLC
William M. Schroeder, Jr.
11025 Highway 25
Calera, Alabama 35040