

Prepared by W. D. Latham, Clanton, Al. 35045

Grantee address:

28 Mac Fine St,  
Orange Beach, AL 36561



20040607000305080 Pg 1/2 34.00  
Shelby Cnty Judge of Probate, AL  
06/07/2004 13:53:00 FILED/CERTIFIED

CORPORATION WARRANTY DEED

STATE OF ALABAMA

CHILTON COUNTY

KNOW ALL MEN BY THESE PRESENTS THAT IN CONSIDERATION of Twenty Thousand and 00/100 DOLLARS, to the undersigned grantor Triple C. Development, Inc. a corporation, in hand paid by Jose R. Rivera and Steve W. Statkewicz, the receipt of which is hereby acknowledged, the said Triple C. Development, Inc. does by these presents, grant, bargain, sell and convey unto the said Jose R. Rivera and Steve W. Statkewicz, the following described real estate, situated in Shelby County, Alabama:

That property described on Exhibit 'A' attached hereto and made a part of this deed as much as if set out herein word for word

To have and to hold, to the said Jose R. Rivera and Steve W. Statkewicz, heirs and assigns forever.

And said Triple C. Development, Inc. does for itself, its successors and assigns, covenant with said Jose R. Rivera and Steve W. Statkewicz, heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Jose Rivera heirs, executors and assigns forever, against the lawful claims of all persons.


In Witness whereof, the said Triple C. Development, Inc. by its President, Jay Machleit, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 25 day of May, 2004.

Attest:

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Secretary

Triple C. Development, Inc.

  
Jay Machleit Pres  
President

STATE OF ALABAMA

Cherokee COUNTY

I, Lisa Morgan a notary public in the for said County, in whose name as President of Triple C. Development, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 25<sup>th</sup> day of May, 2004.

Lisa Morgan

Notary Public

## Exhibit 'A'

COMMENCE AT THE NORTHEAST CORNER OF THE NW 1/4 OF THE NW 1/4 IN SECTION 6, TOWNSHIP 21 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA AND RUN S01°01'21"W, ALONG THE EAST LINE THEREOF A DISTANCE OF 31.39 FEET TO THE NORTHWEST R/W LINE OF ALABAMA HIGHWAY #25; THENCE S31°05'44"W, ALONG SAID R/W A DISTANCE OF 129.98 FEET TO AN EXISTING 3/4" STEEL ROD; THENCE S31°37'12"W, ALONG SAID R/W A DISTANCE OF 269.52 FEET; THENCE N58°22'48"W, LEAVING SAID R/W A DISTANCE OF 135.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N58°22'48"W, A DISTANCE OF 155.00 FEET; THENCE N31°37'12"E, A DISTANCE OF 90.00 FEET; THENCE S58°22'48"E, A DISTANCE OF 155.00 FEET; THENCE S31°37'12"W, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 13,950 SQ. FT. OR 0.32 ACRES.

ALSO A 40' WIDE INGRESS, EGRESS, & UTILITY EASEMENT, LYING 20' ON EACH SIDE OF THE CENTERLINE HEREIN DESCRIBED: COMMENCE AT THE NORTHEAST CORNER OF THE NW 1/4 OF THE NW 1/4 IN SECTION 6, TOWNSHIP 21 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA AND RUN S01°01'21"W, ALONG THE EAST LINE THEREOF A DISTANCE OF 31.39 FEET TO THE NORTHWEST R/W LINE OF ALABAMA HIGHWAY #25; THENCE S31°05'44"W, ALONG SAID R/W A DISTANCE OF 129.98 FEET TO AN EXISTING 3/4" STEEL ROD; THENCE S31°37'12"W, ALONG SAID R/W A DISTANCE OF 269.52 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE HEREIN DESCRIBED; THENCE N58°22'48"W, LEAVING SAID R/W A DISTANCE OF 142.00 FEET; THENCE N31°37'12"E, A DISTANCE OF 20.00 FEET TO THE POINT OF TERMINATION OF THE CENTERLINE HEREIN DESCRIBED.