

**THIS INSTRUMENT PREPARED BY:**

**Kemmer & Kemmer, P.C.**

**P.O. Box 282**

**1124 Walnut Street**

**Centreville, AL 35042**

**(205)926-5304**

**Source of Title: Deed**

**20030820000548770**

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This deed is prepared without the benefit of a survey or title search.

**STATE OF ALABAMA     )**

**)**

**WARRANTY DEED**

**SHELBY COUNTY        )**

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of Five Thousand and NO/100 Dollars (\$5,000.00), and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged,

**KKW Land & Timber, L.L.C.,**

herein referred to as Grantors, do grant, bargain, sell and convey unto:

**Kermit L. Stephens, Sr.**

herein referred to as Grantee, all their right, title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT "A"**

This conveyance is subject to all easements, restrictions and reservations of records as recorded in the aforesaid Office of the Probate Judge.

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity of the said Grantors, of, in and to the same and every part or parcel thereof, with the appurtenances.

**TO HAVE AND TO HOLD,** all and singular, the above-mentioned and described premises, together with the appurtenances, unto the said Grantee, its successors and assigns forever. And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we are entitled to the immediate possession thereof; that we have a good right to sell and convey the same as aforesaid; that we will and our 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, we have hereunto set our hands and seals, this 19<sup>th</sup> day of November, 2004.

KKW LAND & TIMBER, L.L.C.

By:

Kermit Stephens, Jr. (L.S.)  
Kermit Stephens, Jr.

Kenneth Stephens (L.S.)  
Kenneth Stephens

Walter Stephens (L.S.)  
Walter Stephens

STATE OF ALABAMA     )  
                                      )  
COUNTY OF BIBB     )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **Kermit Stephens, Jr.** 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 2nd day of February, 2004.

Betty McElwee  
Notary Public  
My Commission Expires: 5/6/07

STATE OF ALABAMA     )  
                                      )  
COUNTY OF BIBB     )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **Kenneth Stephens** 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 19<sup>th</sup> day of November, 2004.

Betty McNeel  
Notary Public  
My Commission Expires: 5/6/07

STATE OF ALABAMA     )  
                                      )  
COUNTY OF BIBB        )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **Walter Stephens**, 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 19<sup>th</sup> day of November, 2004.

Betty McNeel  
Notary Public  
My Commission Expires: 5/6/07

**EXHIBIT "A"**

A part of the W  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of Section 2, Township 24 North, Range 12 East in Shelby County, Alabama, more particularly described as follows: Commence at the Northwest corner of Section 2, Township 24 North, Range 12 East; thence 1365.74 feet east along the North line of Section 2 to an iron in the East line of the W  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of Section 2; thence 1927.87 feet southerly along the East line of the W  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of Section 2 to the north right of way line of Alabama Highway No. 25 (50 foot overall right of way width); thence 95 degrees 25 minutes right along the North right of way line of Alabama Highway No. 25 for 573.0 feet to an iron pin located at the PC of a curve to the right, also the point of beginning of the property hereinafter described; thence continue along the North right of way line of Alabama Highway No. 25, which lies on a curve to the right to an iron pin whose deflection is 5 degrees 08 minutes right from the point of beginning and which lies a cord distance of 252.10 feet from the point of beginning; thence 90 degrees 26 minutes right for 214.35 feet to an iron pin; thence 27 degrees 59 minutes left for 119.00 feet to an iron pin; thence 20 degrees 01 minute left for 176.33 feet to an iron pin; thence 113 degrees 53 minutes right for 360.74 feet to an iron pin in the western right of way line of the Montevallo Industrial Park access road, which road is on a curve having a radius to the right of way line of 507.46 feet, which curve is concave to the East, with the line last described radial to the curve of the right of way line at its intersection with the right of way line; thence Southerly along the westerly right of way line of Industrial Park Road to an iron pipe which is the PC of the curve which PC lies from the point last described a cord distance of 87.87 feet and a deflection angle from the curve at that point of 4 degrees 58 minutes; thence continue along the right of way line of Industrial Park Road and tangent to the curve from the PC for 63.94 feet to an iron pin which is the PT of a curve to the right, which curve has a central angle of 28 degrees and a radius to the right of way line of 447.46 feet; thence continue along the right of way line and the curve last described to the PC of the curve which is an iron pin and lies a cord distance of 216.50 feet from the PT last described; thence continue along the right of way line of access road and tangent to the curve last described from the PC 169.95 feet to an iron pin; thence deflect right 43 degrees 09 minutes a distance of 101.17 feet to the point of beginning with a closing angle to the right of 52 degrees 20 minutes; being situated in Shelby County, Alabama.