


THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244
STATE OF ALABAMA)

GRANTEE'S ADDRESS:
Swift Creek Development, LLC
1669 Mission Hills Road
Montevallo, Alabama 35115

COUNTY OF SHELBY)

GENERAL WARRANTY DEED


20041213000680360 Pg 1/2 15:00
Shelby Cnty Judge of Probate, AL
12/13/2004 12:58:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Nine Hundred One Thousand One Hundred Fifty & no/100ths (\$901150.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Randy Goodwin, a married man and Donnie Norris, a single individual** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Swift Creek Development, LLC, a limited liability company**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See attached legal description by exhibit " A ".

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

\$901,150.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY AS DEFINED BY THE CODE OF ALABAMA.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set their hand and seal this the 8th day of December, 2004.


Randy Goodwin


Donnie Norris

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Randy Goodwin, a married man and Donnie Norris, a married man, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed their name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8th day of December, 2004.


NOTARY PUBLIC

My Commission Expires: 3/5/07

COURTNEY H. MASON, JR.
COMMISSION EXPIRES MARCH 5, 2007

EXHIBIT "A"

PARCEL I:

Beginning at the Southwest corner of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama, and run thence North 00°48'33" West a distance of 15.0 feet to a set rebar corner and the point of beginning of the property, Parcel - I, being described; thence continue North 00°48'33" West along said west line of the Southwest Quarter of the Southwest Quarter of said Section 9 a distance of 921.60 feet to a set rebar corner; thence run North 89°09'17" East a distance of 694.02 feet to a found steel corner on the Westerly margin of Shelby County Highway No. 17 in a curve to the left having a central angle of 8°14'10" and a radius of 3989.41 feet; thence run Southerly along the arc of said curve an arc distance of 224.98 feet to the P.T. of said curve; thence run South 06°04'18" West along said margin of said Highway No. 17 a distance of 118.11 feet to the P.C. of a curve to the left having a central angle of 36°05'25" and a radius of 765.57 feet; thence run Southeasterly along the arc of said curve an arc distance of 468.86 feet to a steel corner; thence run South 29°01'06" East a distance of 80.37 feet to the P.C. of a curve to the right a central angle of 02°30'36" and a radius of 122.37 feet; thence run along the arc of said curve an arc distance of 53.57 feet to a corner; thence run South 56°33'45" West a distance of 34.98 feet to a corner on the northerly margin of a Prescriptive, Shelby County Highway right of way; thence run South 88°30'58" West along the north margin of Prescriptive right of way a distance of 755.45 feet to the point of beginning.

LESS & EXCEPT THE FOLLOWING:

Commence at a ½" rebar in place accepted as the Southwest corner of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama; thence proceed North 0°28'56" West for a distance of 14.96 feet to a ½" rebar in place; thence proceed North 88°30'43" East along the North right of way of Shelby County Road 270 for a distance of 504.57 feet to a ½" rebar in place and the point of beginning; from this point of beginning continue North 88°30'43" East along the North right of way of County Road 270 for a distance of 250.82 feet to a ½" rebar in place; thence proceed North 56°04'57" East for a distance of 34.97 feet to a ½" rebar in place; thence proceed Northerly along a curve to the right having a central angle of 2°12'26" and a radius of 1,382.73 feet; proceed along said curve for an arc distance of 53.26 feet to the P.T. of said curve; thence proceed North 29°01'06" West along the Westerly right of way of County Road #17 for a distance of 60.37 feet to a ½" rebar in place and the P.C. of a curve to the right having a central angle of 15°08'40" and a radius of 765.57 feet; thence proceed along said curve for a distance of 202.36 feet to a ½" rebar in place; thence proceed South 89°08'17" West for a distance of 156.22 feet to a ½" rebar in place; thence proceed South 0°48'33" East for a distance of 311.38 feet to the point of beginning.

The above described property is located in the Southwest ¼ of the Southwest ¼ of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama.