

Send Tax Notice To:

MICHAEL W KOONTZ

130 Seale Road
Calera AL 35040

20050121000034080 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
01/21/2005 16:01:00 FILED/CERTIFIED

This instrument was prepared by:

Mike T. Atchison

P O Box 822

Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

That in consideration of **THIRTY EIGHT THOUSAND and NO/00 (\$38,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

OZ ENTERPRISES, LLC

grant, bargain, sell and convey unto,

MICHAEL W KOONTZ

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.

Situated in Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

This property constitutes no part of the homestead of the grantor.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

\$38,000.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11TH day of January, 2005

OZ ENTERPRISES, LLC

BILL DAVIS AS MANAGING MEMBER

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that

BILL DAVIS AS MANAGING MEMBER OF OZ ENTERPRISES, LLC

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 conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11TH day of January 2005

Notary Public

My Commission Expires: 10-16-08



EXHIBIT "A"
LEGAL DESCRIPTION

Begin at the SW corner of the SE 1/4 of the NW 1/4 of Section 10, Township 24 North, Range 14 East; thence North 87 degrees 48 minutes 51 seconds East along the South line of said 1/4-1/4 section a distance of 873.03 feet to the centerline of a dirt road; thence North 43 degrees 04 minutes 28 seconds West along said centerline a distance of 67.52 feet to a point on a curve to the left having a radius of 900.00 feet and a central angle of 3 degrees 43 minutes 32 seconds; thence along said centerline and the arc of said curve a distance of 58.52 feet, said arc subtended by a chord which bears North 44 degrees 56 minutes 14 seconds West a distance of 58.51 feet, to the curve's end; thence North 46 degrees 48 minutes 00 seconds West along said centerline a distance of 38.15 feet to a point on a curve to the right having a radius of 1200.00 feet and a central angle of 2 degrees 26 minutes 09 seconds; thence along said centerline and the arc of said curve a distance of 51.02 feet, said arc subtended by a chord which bears North 45 degrees 34 minutes 55 seconds West a distance of 51.01 feet, to the curve's end; thence North 44 degrees 21 minutes 50 seconds West along said centerline a distance of 67.28 feet, to a point on a curve to the left having a radius of 3635.63 feet and a central angle of 3 degrees 09 minutes 04 seconds; thence along said centerline and the arc of said curve a distance of 199.95 feet, said arc subtended by a chord which bears North 45 degrees 56 minutes 22 seconds West a distance of 199.93 feet to the curve's end; thence North 47 degrees 30 minutes 55 seconds West along said centerline a distance of 72.08 feet to a point on a curve to the right having a radius of 200.00 feet and a central angle of 11 degrees 21 minutes 17 seconds; thence along said centerline and the arc of said curve a distance of 39.64 feet, said arc subtended by a chord which bears North 41 degrees 50 minutes 16 seconds West a distance of 39.57 feet to the curve's end; thence North 36 degrees 09 minutes 37 seconds West along said centerline a distance of 43.90 feet to a point on a curve to the left having a radius of 200.00 feet and a central angle of 6 degrees 48 minutes 59 seconds; thence along said centerline and the arc of said curve a distance of 23.79 feet said arc subtended by a chord which bears North 39 degrees 34 minutes 07 seconds West a distance of 23.78 feet to the curve's end; thence North 42 degrees 58 minutes 36 seconds West along said centerline a distance of 70.84 feet to a point on a curve to the right having a radius of 500.00 feet and a central angle of 30 degrees 03 minutes 46 seconds; thence along said centerline and the arc of said curve a distance of 262.35 feet, said arc subtended by a chord which bears North 27 degrees 56 minutes 43 seconds West a distance of 259.35 feet, to the curve's end; thence North 12 degrees 54 minutes 50 seconds West along said centerline a distance of 265.54 feet to a point on the southeasterly right of way line of Hiwatha Road (60' R.O.W.) said point being a point on a curve to the right having a radius of 229.05 feet and a central angle of 59 degrees 08 minutes 33 seconds; thence along said right of way and the arc of said curve a distance of 236.44 feet, said arc subtended by a chord which bears South 58 degrees 22 minutes 24 seconds West a distance of 226.08 feet to the west line of said 1/4-1/4 section; thence south 0 degrees 45 minutes 36 seconds East leaving said right of way and along the west line of said 1/4-1/4 section a distance of 926.22 feet to the point of beginning.