


This Instrument Prepared By:  
James F. Burford, III  
Attorney at Law  
1318 Alford Avenue Suite 101  
Birmingham, Alabama 35226

Send Tax Notice To:

R. Wayne Lagle  
5024 Lake View Circle  
Birmingham, AL 35244

**WARRANTY DEED**

STATE OF ALABAMA     )  
SHELBY COUNTY         )

  
20050126000038910 Pg 1/3 657.00  
Shelby Cnty Judge of Probate, AL  
01/26/2005 08:04:00 FILED/CERTIFIED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of Six hundred forty thousand and No/100 Dollars (\$640,000.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, Michael E. Stephens, a married man, herein referred to as Grantor, (whether one or more), grant, bargain, sell and convey unto Sunshine, LLC, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Described on Exhibit A attached hereto and incorporated by reference herein.

**SUBJECT TO:** (1) Taxes due in the year 2005 and thereafter; (2) If applicable, fact that the property conveyed has been assessed under a current use assessment; (3) Mineral and mining rights not owned by the Grantor; (4) Rights of others to use access easement as shown by recorded map pursuant to aforesaid Declaration and as set out in deed from grantor herein to Meadow Lake Farms Homeowners Association, Inc. recorded as Inst. #2000-40675 and Deed from James E. Brewer and wife, Jan M. Brewer to Meadow Lake Farms Homeowners Association, Inc. recorded as Inst. #2000-40674; (5) Declaration of Restrictive Covenants as set out in Inst. #2000-39333, with 1<sup>st</sup> Amendment thereto as set out in Inst. #2000-39334 in the Probate Office; (6) Articles of Incorporation of Meadow Lake Farms Homeowners Associations, Inc. as recorded in Inst. #2000-39335 in the Probate Office of Shelby County, Alabama together with the Bylaws of said Corporation as they currently exist and are from time to time amended; (7) Easement to Alabama Power Company as set out in Inst. #2002-6365 in Probate Office; (8) Restrictive Covenants and Grant of Land Easement to Alabama Power Company as set out in Inst. #2002-6366 in Probate Office; (9) Rights of others to the use of the lake; (10) Fire dues owing, if applicable.

The property conveyed herein is not the homestead of the Grantor or his spouse.

**TO HAVE AND TO HOLD** to the said Grantee, its successors and assigns forever.

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; 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, his successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned has hereunto set his hand and seal, this the 20 day of January, 2005.

  
\_\_\_\_\_  
Michael E. Stephens

STATE OF ALABAMA     )  
Shelby COUNTY         )

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that Michael E. Stephens, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of January, 2005.

  
\_\_\_\_\_  
Notary Public

My Commission Exp. 1-29-08

## EXHIBIT A

A portion of Tract 10 and Tracts 11 and 12 according to the survey of Meadow Lake Farms, as recorded in Map Book 27, Page 101 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. The portion of Tract 10 and Tracts 11 and 12 are further more particularly described in metes and bounds as set forth on Exhibit A-1 attached hereto and incorporated by reference herein. This conveyance is together with (i) non-exclusive easements for ingress, egress, utilities and drainage; the non-exclusive recreational easement; and the non-exclusive easement for the use of the lake, all as created pursuant to the Record Map and Survey of Meadow lake Farms as recorded in Map Book 27, Page 101 in the Probate Office of Shelby County, Alabama, and/or that certain Declaration of Restrictive Covenants for Meadow lake Farms as recorded in said probate office in Inst. No. 2000-39333 as amended in Inst. No. 2000-39334; and (ii) Easement granted in deed from Grantor herein to Meadow lake Farms Homeowners Association, Inc recorded in Inst.# 2000-40675; and (iii) Easement granted in deed from James E. Brewer and wife, Jan M. Brewer to Meadow lake Farms Homeowners Association, Inc recorded in Inst. #2000-40674. LESS AND EXCEPT any portion of Tracts 10, 11 and 12 located within Meadow lake Drive or Meadow lake Circle and any property conveyed to Meadow lake Farms Homeowners Association, Inc. as set out in deed recorded as Inst. #2000-40675 in the Probate Office of Shelby County, Alabama.



# EXHIBIT A-1

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## Tract 10

A parcel of land lying in Tract 10 of Meadow Lake Farm Subdivision situated in the South  $\frac{1}{2}$  and the Northwest  $\frac{1}{4}$  of Section 2, and the North  $\frac{1}{2}$  of Section 11, Township 22 South, Range 2 West, in Shelby County Probate Office in Map Book 27 page 101, more particularly described as follows:

Commence at an 2 inch open top pipe being Northeast corner of said Tract 10; thence South along East line of said tract S 00 deg. 21 min. 08 sec. E a distance of 960.91 feet to a 5/8 inch rebar set (LS #19753) also being the point of beginning; thence along last described course S 00 deg. 21 min. 08 sec. E a distance of 183.55 feet to a point being Southeast corner of said tract; thence West along South line of said tract N 89 deg. 59 min. 59 sec. W a distance 168.90 feet to a point; thence N 42 deg. 25 min. 38 sec. E a distance of 248.67 feet to a set 5/8 inch rebar set (LS#19753) being a point on East line of said tract and the point of beginning.

Subject to a 25 foot Recreational easement along East line of said parcel as recorded in Map of Meadow Lake Subdivision as Map Book 27 page 101.

## Tract 11

Commence at the NW corner of Section 11, Township 22 South, Range 2 West; thence S 01 deg. 07 min. 06 sec. W along the West line of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section 11 a distance of 1317.72 feet thence leaving said West line S 88 deg. 18 min. 07 sec. E a distance of 3803.54 feet; thence N 00 deg. 00 min. 06 sec. E a distance of 894.42 feet to the point of beginning; thence continue northerly along last described course a distance of 391.70 feet; thence N 00 deg. 21 min. 08 sec. W a distance of 1580.29 feet; thence West a distance of 168.90 feet; thence S 42 deg. 25 min. 38 sec. W a distance of 459.81 feet; thence S 34 deg. 26 min. 37 sec. W a distance of 335.49 feet; thence S 16 deg. 16 min. 57 sec. W a distance of 608.45 feet; thence S 17 deg. 29 min. 32 sec. W a distance of 538.13 feet; thence S 64 deg. 14 min. 56 sec. E a distance of 187.99 feet; thence S 29 deg. 49 min. 03 sec. E a distance of 203.90 feet; thence S 89 deg. 59 min. 54 sec. E a distance of 740.20 feet to the point of beginning.

## Tract 12

Commence at the NW corner of Section 11, Township 22 South, Range 2 West; thence S 01 deg. 07 min. 06 sec. W along the West line of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section 11, a distance of 1317.72 feet; thence leaving said West line S 88 deg. 18 min. 07 sec. E a distance of 2524.64 feet to the point of beginning; thence continue Easterly along last described course a distance of 1278.90 feet; thence N 00 deg. 00 min. 06 sec. E a distance of 894.42 feet; thence N 89 deg. 59 min. 54 sec. W a distance of 740.20 feet; thence N 29 deg. 49 min. 03 sec. W a distance of 203.90 feet; thence N 64 deg. 14 min. 56 sec. W a distance of 187.99 feet; thence S 36 deg. 37 min. 12 sec. W a distance of 631.05 feet; thence S 41 deg. 39 min. 03 sec. E a distance of 162.37 feet; thence S 00 deg. 07 min. 28 sec. E a distance of 487.31 feet to the point of beginning.

All being situated in Shelby County, Alabama.