

\$ 500,000.00 Consideration

20050128000044330 Pg 1/4 198.00  
Shelby Cnty Judge of Probate, AL  
01/28/2005 14:13:00 FILED/CERTIFIED

Send Tax Notice  
Solid Ground Development, LLC  
926 Highland Lakes Lane  
Birmingham, AL 35242

This instrument was prepared by:

Claude McCain Moncus, Esq.  
CORLEY MONCUS, P.C.  
400 Shades Creek Parkway, Suite 100  
Birmingham, Alabama 35209  
205.879.5959

---

## STATUTORY WARRANTY DEED

---

STATE OF ALABAMA )  
JEFFERSON COUNTY ) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars (\$10.00) and other valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, the undersigned, **LAND DEVELOPERS, LLC**, an Alabama limited liability company (herein referred to as Grantor) does grant, bargain, sell and convey unto **SOLID GROUND DEVELOPMENT, LLC**, an Alabama limited liability company (herein referred to as Grantee), in the following described real estate, situated in Shelby County, Alabama.

See Exhibit A attached hereto and made a part hereof.

\$325,000.00 of the purchase price was paid from the proceeds of a mortgage loan recorded simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said Grantee, and to Grantee's successors and assigns forever.

Grantor makes no warranty or covenant respecting the nature of the quality of title to the property herein conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property herein since the day of the acquisition thereof by the Grantor except as disclosed to Grantees.

IN WITNESS WHEREOF, the undersigned have hereto set its hand and seal this 26<sup>th</sup> day of January, 2005.

LAND DEVELOPERS, LLC, an Alabama limited liability company

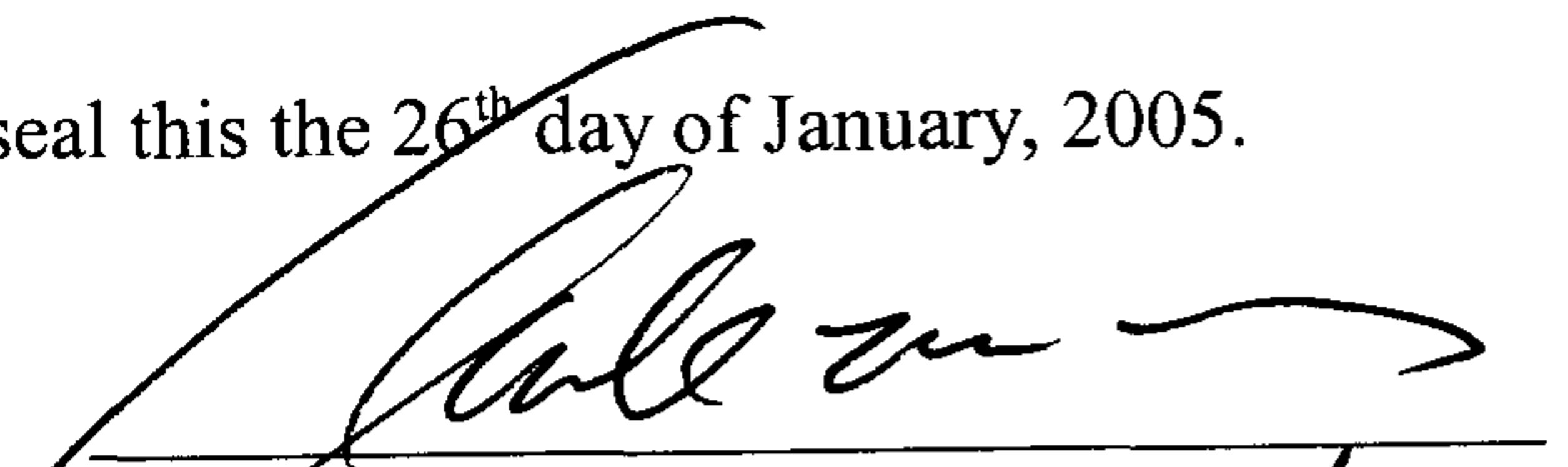
By: Steve Upton [SEAL]  
Steve Upton  
Its Manager

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Steve Upton, whose name as Manager of Land Developers, LLC, an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, in his capacity as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company on the same that bears date.

Given under my hand and official seal this the 26<sup>th</sup> day of January, 2005.

[NOTARY SEAL]

  
NOTARY PUBLIC  
My commission expires: 12/28/07

## EXHIBIT A

### PARCEL I:

A part of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and a part of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and a part of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 36, Township 20 South, Range 3 West, being more particularly described as follows:

Begin at the Southwest corner of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 36, Township 20 South, Range 3 West; thence run South  $89^{\circ}01'22''$  East along the South line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  for 578.74 feet to an iron pin; thence North  $27^{\circ}58'34''$  East and run 550.98 feet to an iron pin; thence North  $36^{\circ}30'55''$  East and run 312.42 feet to an iron pin, thence North  $60^{\circ}51'39''$  East and run 339.29 feet to an iron pin and fence corner; thence North  $17^{\circ}48'15''$  East and run along said fence for 426.36 feet to an iron pin and fence corner; thence North  $31^{\circ}27'07''$  West along a fence for 100.04 feet to an iron pin; thence North  $0^{\circ}55'11''$  East and run 73.28 feet to an iron pin; thence North  $88^{\circ}15'19''$  West and run 100.31 feet to an iron pin; thence North  $0^{\circ}58'29''$  East and run 150.07 feet to an iron pin; thence North  $87^{\circ}53'15''$  West and run 227.87 feet to an iron pin; thence South  $40^{\circ}00'$  West and run 265.94 feet to an iron pin; thence North  $49^{\circ}43'35''$  West and run 328.42 feet to an iron pin; thence South  $0^{\circ}16'28''$  East and run 327.00 feet to an iron pin on the North line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section; thence North  $88^{\circ}48'39''$  West and run 659.85 feet to the Northwest corner of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section; thence South  $0^{\circ}16'38''$  East and run 1314.36 feet to the point of beginning.

ALSO a 10 foot Easement for ingress and egress being more particularly described as lying 5 feet each side of the following described line:

Begin at the Southwest corner of the East  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 36, Township 20 South, Range 3 West, thence run North  $0^{\circ}16'28''$  West along the West line of said  $\frac{1}{4}$  for 327.00 feet; thence South  $49^{\circ}43'16''$  East and run 328.42 feet; thence North  $40^{\circ}00'00''$  East and run 233.73 feet to the point of beginning; thence South  $75^{\circ}43'06''$  East and run 56.17 feet; thence South  $67^{\circ}54'51''$  East and run 89.93 feet; thence South  $75^{\circ}25'06''$  East for 65.34 feet; thence North  $68^{\circ}21'55''$  East and run 26.86 feet; thence North  $16^{\circ}49'34''$  East and run 38.77 feet; thence North  $0^{\circ}25'50''$  East; and run 37.56 feet to the point of ending.

Less and except any part of subject property lying within a road right of way.

All situated in Shelby County, Alabama.

### PARCEL II:

A parcel of land located in the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 36, Township 20 South, Range 3 West, situated in Shelby County, Alabama, described as follows:

Commence at the NW corner of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section; thence run South along the West line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section a distance of 997.07 feet to the point of beginning; thence continue last course a distance of 149.98 feet; thence turn left  $89^{\circ}13'41''$  a distance of 100.24 feet; thence turn left  $90^{\circ}33'00''$  a distance of 150.00 feet; thence turn left  $89^{\circ}27'00''$  a distance of 100.00 feet to the point of beginning.

Less and except any part of subject property lying within a road right of way.

Continued. . .

EXHIBIT A  
PAGE 2

PARCEL III:

(NOTE: This is a composite legal composed of Parcels I & II.)

Beginning at a found rebar corner that represents the Northwest corner of the Southeast Quarter of the Northwest Quarter of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama and run thence South  $00^{\circ}18'33''$  East along the West line of said quarter-quarter section a distance of 1,309.14' to a found rebar corner the represents the Southwest corner of same said quarter-quarter section; Thence run South  $89^{\circ}01'22''$  East along the south line of said quarter-quarter section a distance of 579.73' to a found metal fence corner just southaast of the south end of the Lake; thence run North  $27^{\circ}51'53''$  East a distance of 551.35' to a found rebar corner; thence run North  $36^{\circ}43'14''$  East, a distance of 312.30' to a found metal fence corner just east of the west side of the Lake; thence run North  $60^{\circ}31'44''$  East a distance of 338.48' to a found rebar corner; thence run North  $17^{\circ}45'25''$  East a distance of 427.04' to a found rebar corner just east of the Dam Spillway; Thence run North  $31^{\circ}52'40''$  West, a distance of 100.22' to a found rebar corner north of the Lake; Thence run North  $00^{\circ}48'31''$  East a distance of 222.14' to a set rebar corner; thence run North  $87^{\circ}58'03''$  West crossing Lake Lane a distance of 328.01' to a rebar corner; thence run North  $39^{\circ}43'25''$  West a distance of 266.91' to a rebar corner; Thence run North  $50^{\circ}02'18''$  West a distance of 327.61' to a found open top pipe corner; thence run South  $00^{\circ}34'58''$  East a distance of 325.53' to a found open top pipe corner on the North line of said Southeast corner of the Northwest Quarter; thence run North  $89^{\circ}10'12''$  West along said north line of said quarter-quarter section a distance of 660.17' to the point of beginning.

Subject property is situated in the Southeast Quarter of the Northwest quarter; the Southwest quarter of the Northeast quarter; the Northwest quarter of the Northeast quarter and the Northeast quarter of the Northwest quarter of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama.

Less and except any part of subject property that may lie within a roadway.