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20050302000098050 Pg 1/2 19.00
Shelby Cnty Judge of Probate, AL
03/02/2005 10:40:00 FILED/CERTIFIED

HIS INSTRUMENT PREPARED BY:

Nedra L. McClinton, Esq.
3529 7th Avenue South
Birmingham, AL 35222



SEND TAX NOTICE TO:

Hearthstone Properties, L.L.C.
3529 7th Avenue South
Birmingham, AL 35222

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN and No/100 (\$10.00) DOLLARS, in hand paid to the undersigned, **Seaman Capital, L.L.C.**, an Alabama limited liability company (hereinafter referred to as "**GRANTOR**"), by **Hearthstone Properties**, (hereinafter referred to as "**GRANTEE**"), the receipt of which is hereby acknowledged, that said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE an undivided interest in the following described real estate, located and situated in Shelby County, Alabama, to-wit:

From a pine knot in a rock pile accepted as the S.W. corner of Section 2, Township 18 South, Range 1 East, being the point of beginning of the herein described parcel of land, run thence North along the West boundary of said Section 2 a distance of 1341.08 feet to a pine knot in a rock pile at the N.W. corner of the SW Quarter of the SW Quarter of said Section 2, said point being 3980.56 South of a 3' capped pipe accepted as the N.W. corner of said Section 2; thence turn 91°43'38" right and run 1322.78 feet along an accepted property line to a ½" rebar accepted as the N.E. corner of aforementioned SW ¼ - SW ¼ then turn 88°32'12" right and run 1205.19 feet to a ½" rebar that is 125.00 feet North of a ½" rebar accepted as the S.E. corner of said SW ¼ - SW ¼ ; thence turn 77°50'32" left and run 645.68 feet to a 5/8" rebar on the North boundary of the NE ¼ - NW ¼ Section 11, Township 18 South, Range 1 East, said point being 3331.44 West of a 1.5" capped pipe accepted as the N.E. corner of said Section 11, thence turn 78°27'28" right and run 820.52 feet along an accepted property line to a 5/8" rebar; thence turn 88°54'24" right and run 176.95 feet along an accepted property line to a 5/8" rebar; thence turn 91°05'16" right and run 825.07 feet along an accepted property line to a 1" pipe on the North boundary of aforementioned Section 11; thence turn 89°36'47" left and run 454.30 feet to a ½" rebar accepted as the S.E. corner of the SW ¼ - SW ¼ of Section 2, Township 18 South, Range 1 East, thence continue along said course a distance of 1316.30 feet to the point of beginning of the herein described parcel of land, situated in the S ½ - SW ¼ of Section 2, Township 18 South, Range 1 East and the NE ¼ - NW ¼ of Section 11, Township 18 South, Range 1 East, Shelby County, Alabama. Subject to rights of way and easements of record.

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

And Grantor does for itself and for its heirs, personal representatives, successors and assigns, covenants with the said Grantee, his successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that it will and its heirs, personal representatives, successors and assigns 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, we have hereunto set our hands and seal this the 23rd day of February, 2005.

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SEAMAN CAPITAL, L.L.C.

By: [Signature]
J. William Lewis, Authorized Member

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that J. William Lewis, whose name as Member of **SEAMAN CAPITAL, L.L.C.**, an Alabama limited liability company, 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 said conveyance, he as such member and with full authority, executed the same voluntarily for and on behalf of said company.

Given under my hand and official seal this 23rd day of February, 2005.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 6-17-06