

5,000

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



20050302000098060 Pg 1/2 19.00
Shelby Cnty Judge of Probate, AL
03/02/2005 10:40:00 FILED/CERTIFIED

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 N.W. corner of Section 11, T18S-R1E, being the point of beginning of herein described parcel of land, run thence East along the accepted North boundary of said Section 11 a distance of 525.10 feet to a channel iron that is 791.20 feet West of a ½" rebar accepted as the N.E. corner of the N.W. ¼ - N.W. ¼ of said Section 11; thence turn 89 degrees 49 minutes 52 seconds right and run 1330.85 feet along an accepted property line to a 3" round monument; thence turn 90 degrees 51 minutes 51 seconds left and run 376.77 feet along an accepted line to a 2.5" pipe on the Northerly boundary of Shelby County Road #480 (80' R.O.W.), said point being on a curve concave left, having a delta angle of 33 degrees 14 minutes 47 seconds and tangents of 332.48 feet; thence turn 154 degrees 06 minutes 39 seconds right and run a chord distance of 273.63 feet to a ½" rebar at the P.T.; thence turn 07 degrees 03 minutes 27 seconds left and run 181.64 feet along said road boundary to a ½" rebar at the P.C. of a curve concave right, having a delta angle of 19 degrees 43 minutes 19 seconds and tangents of 342.95 feet; thence turn 08 degrees 09 minutes 33 seconds right and run a chord distance of 560.01 feet to a ½" rebar on said curve boundary, said point being on the accepted West boundary of the S.W. ¼ - N.W. ¼ of Section 11, T18S-R1E; thence turn 115 degrees 35 minutes 47 seconds right and run 467.25 feet to a 1.5" pipe accepted as the S.W. corner of the N.W. ¼ - N.W. ¼ of said Section 11, thence continue along said course a distance of 1326.15 feet to the point of beginning of herein described parcel of land, situated in the W ½ - NW ¼ of Section 11, T18S-R1E, Shelby County, Alabama.

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.

20050302000098060 Pg 2/2 19.00
Shelby Cnty Judge of Probate, AL
03/02/2005 10:40:00 FILED/CERTIFIED

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