

This Instrument Was Prepared By:
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Post Office Box 261
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Send Tax Notice: Lovelady Properties, LLC PO Box 197 Montevallo, AL 35115

STATE OF ALABAMA)	
)	WARRANTY DEED
SHELBY COUNTY		

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Fifteen Thousand and 00/100 Dollars (\$15,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Foundation Development Group, L.L.C., an Alabama Limited Liability Company, hereinafter called "Grantors," do hereby GRANT, BARGAIN, SELL AND CONVEY unto Lovelady Properties, L.L.C., an Alabama Limited Liability Company, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, towit:

PARCEL 1-A:

Commence at the intersection of the South line of the Southwest one-fourth of the Northeast one-fourth of Section 3, Township 24 North, Range 3 East, Shelby County, Alabama and the West right-of-way of Melton Street, as now located in the City of Montevallo, Alabama; thence proceed North 00 degrees 39 minutes 35 seconds West along the West right-of-way of said Melton Street for a distance of 100.00 feet to a 36" rebar in place, said point being the point of beginning. From this beginning point proceed South 88 degrees 08 minutes 55 seconds West for a distance of 144.26 feet to a capped rebar in place; thence proceed North 00 degrees 40 minutes 29 seconds West for a distance of 102.73 feet (set 1/2" rebar); thence proceed South 87 degrees 03 minutes 05 seconds East for a distance of 144.54 feet (set pk nail) to a point on the West right-of-way of said street; thence continue South 00 degrees 39 minutes 35 seconds East along the West right-of-way of said Melton Street for a distance of 90.64 feet (set 1/2" rebar) to the point of beginning.

The above described land is located in the Southwest one-fourth of the Northeast one-fourth of Section 3, Township 24 North, Range 3 West, Shelby County, Alabama.

Subject to the encroachment of a portable building and concrete drive upon property adjoining on the North to the extent shown on the survey of James M. Ray, Ala. Reg. No. 18383, dated March 4, 2005.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

20050314000114280 2/2 \$29.00 Shelby Cnty Judge of Probate, AL 03/14/2005 02:48:59PM FILED/CERT

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 11th day of March, 2005.

<u>GRANTORS</u>

Shelby County, AL 03/14/2005 State of Alabama Real Estate Excise Tax Deed Tax:\$15.00

the the	(L.S.)		
Foundation Development Group			
By: Here Harless as	Authorized		
Agent and Member of Foundation Development			
Group, L.L.C., an Alabama Limited Liability Company			
STATE OF ALABAMA) ACKNOWLEDGMENT		
SHELBY COUNTY			
Foundation Development Group signed to the foregoing Deed, at this day, that, being informed of full authority, executed the same	otary Public in and for said County, in said State, hereby, whose name as Member and Authorized Agent for b, L.L.C., an Alabama Limited Liability Company, is and who is known to me, acknowledged before me on the contents of the Deed, he as such officer and with a voluntarily for and as the act of said company. D AND OFFICIAL SEAL OF OFFICE on this the 11th		

NOTARY PUBLIC
My Commission Expires: 5/3/08