



20050401000150510 1/3 \$170.00
Shelby Cnty Judge of Probate, AL
04/01/2005 03:15:39PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

Send Tax Notice to:

SRT Investments, LLC

1801 Hwy 440

Chelsea, AL 35043

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable considerations to the undersigned, **SUGAR ENTERPRISES, L.L.C.**, an Alabama limited liability company (hereinafter referred to as the "Grantor"), in hand paid by **SRT Investments, LLC** (hereinafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell, and convey unto the said Grantee all of its right, title, and interest in and to the following described real estate in Exhibit A situated in Shelby County, Alabama.

Together with all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is made subject to the following:

1. 2005 ad valorem taxes, a lien due and payable October 1, 2005.
2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to the said Grantee forever.

The Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the above described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the said Grantor has hereto set its hand and seal on this the 15th day of March, 2005.

SUGAR ENTERPRISES, L.L.C., an
Alabama limited liability company


By:

Mary M. Phillips
Mary M. Phillips, Manager

By:

Charles S. Phillips, II
Charles S. Phillips, II, Manager

STATE OF ALABAMA)
JEFFERSON COUNTY)


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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Mary M. Phillips and Charles S. Phillips, II, whose name is signed to the foregoing Statutory Warranty Deed as Manager of **Sugar Enterprises, L.L.C.**, an Alabama limited liability company, and who is known to me, acknowledged before me on this day that, being informed of the contents of said Statutory Warranty Deed, she, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal, this the 25th day of March, 2005.

Terri A. Meade
Notary Public
My Commission Expires: 10/25/05

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Mary M. Phillips and Charles S. Phillips, II, whose name is signed to the foregoing Statutory Warranty Deed as Manager of **Sugar Enterprises, L.L.C.**, an Alabama limited liability company, and who is known to me, acknowledged before me on this day that, being informed of the contents of said Statutory Warranty Deed, she, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal, this the 25th day of March, 2005.

Terri A. Meade
Notary Public
My Commission Expires: 10/25/08

This Instrument Prepared By:
Maurice L. Shevin, Esq.
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727



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Exhibit A

Commence at the Northwest corner of the NE $\frac{1}{4}$ - NW $\frac{1}{4}$ of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama and proceed S $88^{\circ}21'27''$ E along the North boundary of said quarter-quarter for 1300.15 feet to the POINT OF BEGINNING of herein described parcel of land; thence from said POINT OF BEGINNING proceed S $2^{\circ}16'29''$ W 1310.88 feet to a point on the Northeast right of way boundary of U.S. Highway No. 280; thence N $52^{\circ}02'02''$ W along said right of way for 1106.29 feet to a point; thence N $55^{\circ}45'00''$ E 1118.09 feet, back to the POINT OF BEGINNING.

The above described parcel of land is located in the NE $\frac{1}{4}$ - NW $\frac{1}{4}$ of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama.

Shelby County, AL 04/01/2005
State of Alabama

Deed Tax: \$150.00