205/665-5102 205/665-5076

Send Tax Notice to: Kumbla, LLC

(Address) 4-08 VESCUBPURGE

[ZIZMINGLAM

Warranty Deed

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

20050512000228440 1/1 \$78.00 Shelby Cnty Judge of Probate, AL 05/12/2005 09:21:57AM FILED/CERT

That in consideration of SIXTY SEVEN THOUSAND DOLLARS AND 00/100 (\$67,000.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, ROBERT L. MCCARTNEY and wife, PATRICIA W. MCCARTNEY, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto KUMBLA, LLC, (herein referred to as Grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot No. 120, as shown on a map entitled "Property Line Map, Siluria Mills", prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows: Commence at the intersection of the Northerly right of way line of 1<sup>st</sup> Avenue and the westerly right of way line of Montevallo Road (Ala. Highway 119); said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence northeasterly along said right of way line of Montevallo Road for 48.00 feet to the point of beginning; thence 89 degrees 17 minutes left and run northwesterly for 142.37 feet; thence 90 degrees 00 minutes right and run northeasterly for 62.00 feet; thence 90 degrees 00 minutes right and run southeasterly for 142.16 feet to a point on the westerly right of way line of Montevallo Road; thence 89 degrees 17 minutes right and run southwesterly along said right of way line of Montevallo Road for 62.00 feet to the point of beginning.

## SUBJECT TO:

- Taxes for 2005 and subsequent years. 2005 ad valorem taxes are a lien but not due and payable until October 1, 2005.
- Easement to Alabama Water Company for gas line, recorded in Deed Book 146, Page 211 in Probate Office of Shelby County, Alabama.
- Transmission line permit from Buck Creek Cotton Mills to Alabama Power Company recorded in Deed Book 121, Page 255 in Probate Office.
- Right of way deeds to Shelby County covering right of way of Montevallo, Road, recorded in Deed Book 129, Page 491; Deed Book 129, Page 492 and Deed Book 129, Page 493 in Probate Office.
- All existing easements for water, gas, sewer, telephone and electric lines.
- Transmission line permit to Alabama Power Company recorded in Deed Book 227, Page 713 in Probate Office.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHE	EREOF, I (we) , 2005.	have hereunto set my (our) hand(s) and seal(s), this day of
Ratet Mc auto		Potricia W M Cartney
ROBERT L. MCCARTNE	Y	PATRICIA W. MCCARTNEY
STATE OF ALABAMA	)	
COUNTY OF SHELBY	)	

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **ROBERT L. MCCARTNEY and PATRICIA W. MCCARTNEY**, whose name 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 the conveyance, she executed same voluntarily on the day the same bears date.

Given under my hand and official seal this May of May., 2005.

Shelby County, AL 05/12/2005 State of Alabama

Deed Tax: \$67.00

Notary Public

My commission expires: \_