



20050512000230200 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
05/12/2005 03:01:07PM FILED/CERT

SEND TAX NOTICES TO:
FORESIGHT DEVELOPMENT, L.L.C.
3477 Indian Lake Way,
Pelham, Alabama, 35124

STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

Pl by MT6
KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Fifty-Four Thousand Four Hundred and 00/100 Dollars (\$154,400.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **Mitzie S. Keaten**, a ~~()~~ married person (herein referred to as "Grantor"), hereby grants bargains, sells, and conveys unto **FORESIGHT DEVELOPMENT, L.L.C.** (herein referred to as "Grantee"), the real estate described on Exhibit "A" attached hereto and situated in Shelby County, Alabama.


[A portion of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

[This property does not constitute the homestead of Grantor nor of Grantor spouse.]

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

AND THE GRANTOR will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of Grantor and all others claiming by or under Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 10 day of May, 2005.



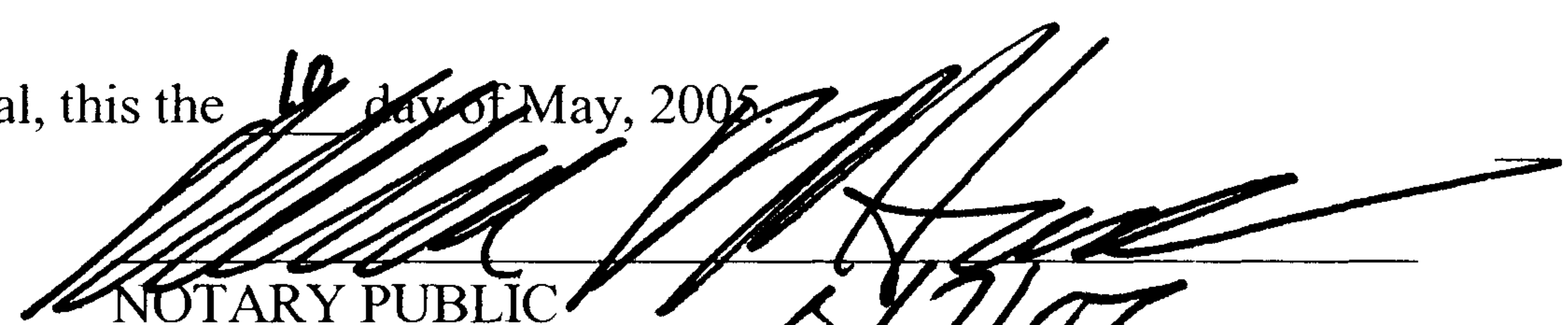
Mitzie S. Keaten

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STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mitzie S. Keaten, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

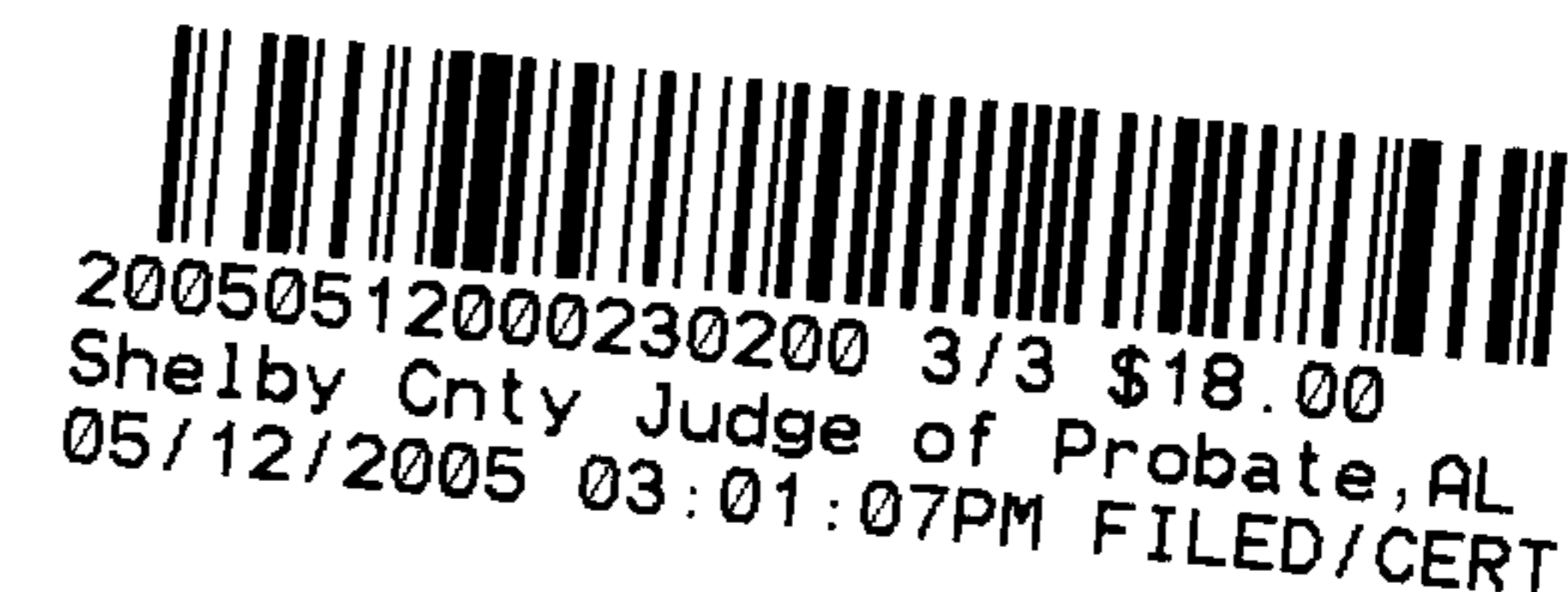
Given under my hand and official seal, this the 10 day of May, 2005.



NOTARY PUBLIC
My Commission Expires: 05/17/07

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:
William B. Hairston III
Engel, Hairston, & Johanson P.C.
P.O. Box 11405
Birmingham, AL 35202
(205) 328-4600

EXHIBIT "A"



Grantor: Mitzie S. Keaten
Grantee: FORESIGHT DEVELOPMENT, L.L.C.

PARCEL II:

A parcel of land being a part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 36, Township 19 South, Range 3 West, Huntsville Principal Meridian, Shelby County, Alabama and being more particularly described as follows:

Commence at the Northwest corner of said quarter-quarter-quarter section; thence in a southerly direction, along and with the West line of said quarter-quarter-quarter section, 125.00 feet to a capped rebar set by Goodwyn Mills & Cawood and the point of beginning; thence with a deflection of 88 degrees 53 minutes 06 seconds left, 199.96 feet (200.00 adjoiner deed) to a one-half inch rebar; thence with a deflection of 91 degrees 05 minutes 46 seconds left, 125.11 feet (125.00 adjoiner deed) to a capped rebar set by Goodwyn Mills & Cawood on the southerly right of way margin of Mitoba Trail; thence with a deflection of 91 degrees 03 minutes 47 seconds right, along and with said southerly right of way margin and the projection thereof, 50.00 feet to a $\frac{3}{8}$ inch rebar; thence with a deflection of 88 degrees 55 minutes 30 seconds right, 100.03 feet (100.00 feet adjoiner deed) to a $\frac{3}{8}$ inch rebar; thence with a deflection of 88 degrees 53 minutes 10 seconds left, 411.48 feet (411.84 feet adjoiner deed) to a capped iron set by Amos Corey on the East line of said quarter-quarter-quarter section and the West line of Wooddale Fourth Sector; thence with a deflection of 88 degrees 55 minutes 54 seconds right, along and with said East line, said West line of Wooddale Fourth Sector and the West line of Chaparral Second Sector, 554.65 feet to a one-half inch pipe at the Southeast corner of said quarter-quarter-quarter section and on the North line of Amended Map of Wildewood Village – Third Addition; thence with a deflection of 91 degrees 10 minutes 51 seconds right, along and with the South line of said quarter-quarter-quarter section and said North line and the projection thereof, 661.41 feet to a capped rebar set at the southwest corner of said quarter-quarter-quarter section; thence with a deflection of 88 degrees 48 minutes 39 seconds right, along and with the West line of said quarter-quarter-quarter section, 528.40 feet to the point of beginning.

Less and Except the following described parcel:

Commence at the Northwest corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 36, Township 19 South, Range 3 West, Huntsville Principal Meridian, Shelby County, Alabama; thence in an easterly direction, along and with the North line of said quarter-quarter-quarter section, 250.00 feet; thence with a deflection of 88 degrees 53 minutes 56 seconds right, 225.0 feet to the point of beginning of the land herein described; thence continue along and with the projection of the previous course 150.00 feet to a point; thence with a deflection of 88 degrees 53 minutes 56 seconds left 200.00 feet to a point; thence with a deflection of 91 degrees 06 minutes 04 seconds left, 150.00 feet to a point; thence with a deflection of 88 degrees 53 minutes 56 seconds left, 200.00 feet to the point of beginning.

SUBJECT TO: i) taxes due and payable October 1, 2005; ii) restrictions or covenants recorded in Deed Volume 243, page 488; and iii) mineral and mining rights not owned by Grantor.