

Send Tax Notice To:  
Donald Bruce Irwin  
3575 Shandwick Place  
Hoover, AL 35242

This instrument was prepared by:  
Claude McCain Moncus, Esq.  
Corley Moncus, P.C.  
400 Shades Creek Parkway, Suite 100  
Birmingham, Alabama 35209  
205.879.5959

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## GENERAL WARRANTY DEED

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STATE OF ALABAMA     )  
JEFFERSON COUNTY    )     **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Million Five Hundred Fifty Three Thousand Five Hundred and no/100 Dollars (\$1,553,500.00) to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **James Walton Carns, Sr.**, a married man, and **Gordon Wayne Miller**, a married man (herein collectively referred to as Grantors) do grant, bargain, sell and convey unto **Donald Bruce Irwin**, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit A attached and made a part hereof.

Subject to ad valorem taxes for the current year and subject to easements, restrictions and right-of-ways of record, if any.

\$1,250,000.00 of the purchase price was paid from the proceeds of a mortgage recorded simultaneously herewith.

The foregoing does not constitute the homestead of either of the Grantors nor the respective spouses of either of the Grantors.

**TO HAVE AND TO HOLD** unto the said Grantee, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise noted above; that we have a good right to sell

and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereto set their hands and seals this 1<sup>st</sup> day of June, 2004.

*James Walton Carns Sr*  
*James W. Carns Sr* [SEAL]  
James Walton Carns, Sr.

*Gordon Wayne Miller* [SEAL]  
Gordon Wayne Miller

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James Walton Carns, Sr. and Gordon Wayne Miller** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 1<sup>st</sup> day of June, 2005.

[NOTARY SEAL]

*Claude M. Moncus*  
Notary Public - Claude M. Moncus  
My Commission Expires: 12.28.2007





20050602000266240 3/3 \$320.50  
Shelby Cnty Judge of Probate, AL  
06/02/2005 10:39:08AM FILED/CERT

## EXHIBIT "A"

A parcel of land lying and being in the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 5, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of the NW  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of Section 5, Township 19 South, Range 1 West thence run in a Southerly direction, along the East line of said NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  for a distance of 29.94 feet to a Capped Iron being the point of beginning; thence continue along the last said course for a distance of 210.06 feet to a 1 inch Open Top Pin; thence with an interior angle of  $92^{\circ}17'43''$  left, leaving said East line, run in a Westerly direction for a distance of 765.35 feet to a Capped Iron on the Eastern right of way of U.S. Highway 280; thence with an interior angle of  $95^{\circ}57'59''$  left run in a Northerly direction along the Eastern Right of way for a distance of 161.98 feet to a Right of way Monument; thence with an interior angle of  $93^{\circ}57'46''$  left continue along said Right of Way for a distance of 143.30 feet to a Right of way Monument; thence with a deflection angle of  $79^{\circ}52'45''$  left continue along said Right of way in a Northerly direction for a distance of 29.79 feet to a Capped Iron on the Southern Right of way of Bowling Drive; thence with an interior angle of  $89^{\circ}41'17''$  left run in a Westerly direction along last said right of way for a distance of 649.38 feet to the POINT OF BEGINNING.

Shelby County, AL 06/02/2005  
State of Alabama

Deed Tax: \$303.50