20050610000284820 1/2 $26.00
Shelby Cnty Judge of Probate,AL
06/10/2005 11:01:04AM FILED/CERT

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

GRANTEE'S A
James H. Ham.

STATE OF ALABAMA)

COUNTY OF SHELBY)

CORPORATION
GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Sixty Thousand and 00/100 ($60,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Timberlake Development, LLC, a corporation** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **James H. Hammick,** (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

see attached legal description Exhibit "A"

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

$48,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Member, Kerry Carter who is authorized to execute this conveyance, hereto set his signature and seal this the 9th day of June, 2005.

Timberlake Development, LLC

By: Kerry Carter, Member

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kerry Carter, whose name as Member of Timberlake Development, LLC, a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 9th day of June, 2005.

NOTARY PUBLIC
My Commission Expires: 3/7/07

COURTNEY H. MASON, JR.
COMMISSION EXPIRES MARCH 5, 2007

COURTNEY H. MASON, JR.
NOTARY PUBLIC
ALABAMA STATE AT LARGE

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Shelby County, AL 06/10/2005
State of Alabama

Deed Tax:$12.00

EXHIBIT "A"

A parcel of land situated in the SE 1/4 of the SW 1/4 of Section 14, Township 22 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:
Commence at the SW corner of the NE 1/4 of the NW 1/4 of said Section 23, Township 22 South, Range 2 West; thence South 89 degrees 21 minutes 49 seconds East, a distance of 1,321.07 feet to the SE corner of the NE 1/4 of the NW 1/4 of said Section 23; thence North 00 degrees 54 minutes 42 seconds East a distance of 2,464.66 feet to the southerly right of way line of Alabama Highway #25 (80' ROW); thence South 77 degrees 23 minutes 05 seconds West and along said right of way, a distance of 339.37 feet; thence South 00 degrees 54 minutes 37 seconds West and leaving said right of way a distance of 500.42 feet; thence South 77 degrees 30 minutes 29 seconds West a distance of 169.92 feet; thence North 00 degrees 57 minutes 38 seconds East, a distance of 88.02 feet to the POINT OF BEGINNING; thence North 00 degrees 56 minutes 32 seconds East, a distance of 412.10 feet to the southerly right of way line of Alabama Highway #25; thence South 77 degrees 23 minutes 05 seconds West and along said right of way, a distance of 169.69 feet; thence South 00 degrees 54 minutes 59 seconds West and leaving said right of way a distance of 372.48 feet; thence South 89 degrees 06 minutes 48 seconds East, a distance of 164.79 feet to the POINT OF BEGINNING.

KC