20050621000307940 1/4 $21.00
Shelby Cnty Judge of Probate, AL
06/21/2005 10:33:20AM FILED/CERT

WARRANTY DEED

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Chris Williams and William McNeeley, III
PO Box 778
Helena, Alabama 35080

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Seventy thousand three hundred fifteen and 97/100 ($70,315.97)** to the undersigned grantor, a corporation, in hand paid by the grantee herein, the receipt where is acknowledged, **Buck Creek Construction, Inc.** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Chris Williams and William McNeeley, III** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby** County, Alabama, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

$182,750.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 6th day of May, 2005.

Buck Creek Construction, Inc.
By: Chris Williams
Its: President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chris Williams whose name as President of **Buck Creek Construction,** 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 this conveyance, he/she/they executed the same voluntarily as the act of said corporation on the day the same bears date.

Given under my hand and official seal, this 6th day of May, 2005.

Notary Public
My Commission Expires: _____

STEPHANIE JONES
Notary Public - Alabama, State At Large
My Commission Expires 2 / 26 / 2009

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EXHIBIT "A"
LEGAL DESCRIPTION

Commencing at concrete monument found at the northeast corner of a portion of land, said point also at the intersection of the south right of way of Interstate No. 65 and the west right of way of Shelby County Road No. 11; thence South 51 degrees 55 minutes 00 seconds West, along said west right of way a distance of 63.00 feet to a capped rebar found; thence continue along said west right of way with a curve turning to the left with an arc length of 344.99 feet, with a radius of 1717.04 feet with a chord bearing of south 46 degrees 09 minutes 39 seconds West, with a chord length of 344.41 feet to a 5/8 inch rebar found; thence continue along said west right of way with a curve turning to the left with an arc length of 115.02 feet; with a radius of 1717.04 feet, with a chord bearing of South 38 degrees 29 minutes 09 seconds West, with a chord length of 115.00 feet to a 5/8 inch rebar found; thence South 36 degrees 34 minutes 00 seconds West along said west right of way a distance of 14.71 feet to 5/8 inch rebar found; thence South 67 degrees 07 minutes 56 seconds West along said west right of way a distance of 103.33 feet to a 5/8 inch rebar found at the intersection of the north right of way of Shelby County Road No. 68; thence North 82 degrees 18 minutes 08 seconds West along said north right of way a distance of 104.00 feet to a 5/8 inch rebar found and to the Point of Beginning of the following described tract of land; thence continue along the last described course for a distance of 126.31 feet to an iron pin set; thence North 07 degrees 41 minutes 44 seconds East a distance of 134.04 feet to a 5/8 rebar set; thence South 82 degrees 18 minutes 08 seconds East a distance of 126.31 feet to 5/8 inch rebar found; thence South 07 degrees 41 minutes 52 seconds West a distance of 134.03 feet to the point of beginning. Said property lies in Section 36, Township 20 South, Range 3 West, Shelby County, Alabama.

Easement #1: (Permanent Ingress, Egress and Utility)
Commencing at concrete monument found at the intersection of the south right-of-way of Interstate No. 65 and the west right of way of Shelby County Road No. 11; thence South 51 degrees 55 minutes and 00 seconds West along said west right of way a distance of 63.00 feet to a capped rebar found; thence along said west right-of-way with a curve turning to the left with an arc length of 344.99 feet, a radius of 1717.04 feet and a delta angle of 30 degrees 30 minutes 43 seconds to a point; thence North 53 degrees 33 minutes 30 seconds West and leaving said highway right of way, run a distance of 212.15 feet to a point; South 36 degrees 34 minutes 43 seconds West run 151.03 feet to a point; thence South 07 degrees 41 minutes 52 seconds West run 87.93 feet to the Point of Beginning of Easement #1, which is an

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Ingress, Egress and Utility Easement; thence continue along the last described course for 46.10 feet to a point on the north right of way line of Shelby County Highway No. 68; thence North 82 degrees 18 minutes 08 seconds West run 20.00 feet to a point; thence North 07 degrees 41 minutes 52 seconds East and leaving said right of way run 46.10 feet to a point; thence South 82 degrees 18 minutes 09 seconds East run 20.00 feet to the Point of Beginning.
Said described property lies in Section 36, Township 20 South, Range 3 West, Shelby County, Alabama.

Easement #4 (Permanent Ingress, Egress and Utility)
Commencing at concrete monument found at the intersection of the south right of way of Interstate No. 65 and the west right of way of Shelby County road No. 11; thence South 51 degrees 55 minutes 00 seconds West along said West right of way a distance of 63.00 feet to a capped rebar found; thence along said west right of way with a curve turning to the left with an arc length of 344.99 feet, a radius of 1717.04 feet and a delta angle of 30 degrees 30 minutes 43 seconds to a point; thence North 53 degrees 33 minutes 30 seconds West and leaving said highway right of way, run a distance of 212.15 feet to a point; South 36 degrees 34 minutes 43 seconds West run 151.02 feet to a point, thence South 07 degrees 41 minutes 52 seconds West run 87.93 feet to the point of beginning of Easement #4 ,which is a Permanent Ingress, Egress, Utility and Driveway Easement; thence North 82 degrees 18 minutes 08 seconds West run 20.00 feet to a point; thence North 07 degrees 41 minutes 52 seconds East run 87.97 feet to a point; thence South 82 degrees 18 minutes 08 seconds East run 20.00 feet; thence South 07 degrees 41 minutes 52 seconds West run 87.93 feet to the point of beginning.
Said described property lies in Section 36, Shelby County, Alabama.

Easement #5 (Permanent Utility Easement)
Commencing at concrete monument found at the northeast corner of a tract of land, said point also at the intersection of the south right of way of Interstate No. 65 and the West right of way of Shelby County Road No. 11; thence South 51 degrees 55 minutes 00 seconds West along said West right of way a distance of 63.00 feet to a capped rebar found; thence continue along said west right of way with a curve turning to the left with an arc length of 344.99 feet, with a radius of 1717.04 feet; with a chord bearing of South 46 degrees 09 minutes 39 seconds West, with a chord length of 344.41 feet to a 5/8 inch rebar found; thence continue along said west right of way with a curve turning to the left with an arc length of 115.02 feet, with a radius of 1717.04 feet, with a chord bearing of South 38 degrees 29 minutes 09 seconds West, with a chord length of 115.00 feet to a 5/8 inch rebar found; thence South 36

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degrees 34 minutes 00 seconds West along said west right of way a distance of 14.71 feet to a 5/8 inch rebar found; thence South 67 degrees 07 minutes 56 seconds West along said west right of way a distance of 103.33 feet to a 5/8 inch rebar found at the intersection of the north right of way of Shelby County Road No. 68; thence North 82 degrees 18 minutes 08 seconds West along said north right of way a distance of 104.00 feet to a 5/8 inch rebar found and to the point of beginning of the following described easement; thence continue along the last described course for a distance of 126.31 feet to an iron pin set; thence North 07 degrees 41 minutes 44 seconds East a distance of 10.00 feet to a point; thence South 82 degrees 18 minutes 12 East a distance of 126.31 feet to a point; thence South 07 degrees 41 minutes 52 seconds West a distance of 10.00 feet to the Point of Beginning. Said described property lies in Section 36, Township 20 South, Range 3 West, Shelby County, Alabama.