



20050622000310970 1/2 \$149.00
Shelby Cnty Judge of Probate,AL
06/22/2005 01:03:02PM FILED/CERT

This Instrument Was Prepared By:
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Post Office Box 261
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(205) 665-4357

Send Tax Notice:
Sipsey Development, LLC
PO Box 15
Montevallo, AL 35115

STATE OF ALABAMA)
)
SHELBY COUNTY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **One Hundred Thirty-Five Thousand and 00/100 Dollars (\$135,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Adrian W. Bond and wife, Amy M. Bond**, hereinafter called "Grantors," do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Sipsey Development, LLC, an Alabama Limited Liability Company**, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County**, Alabama, to-wit:

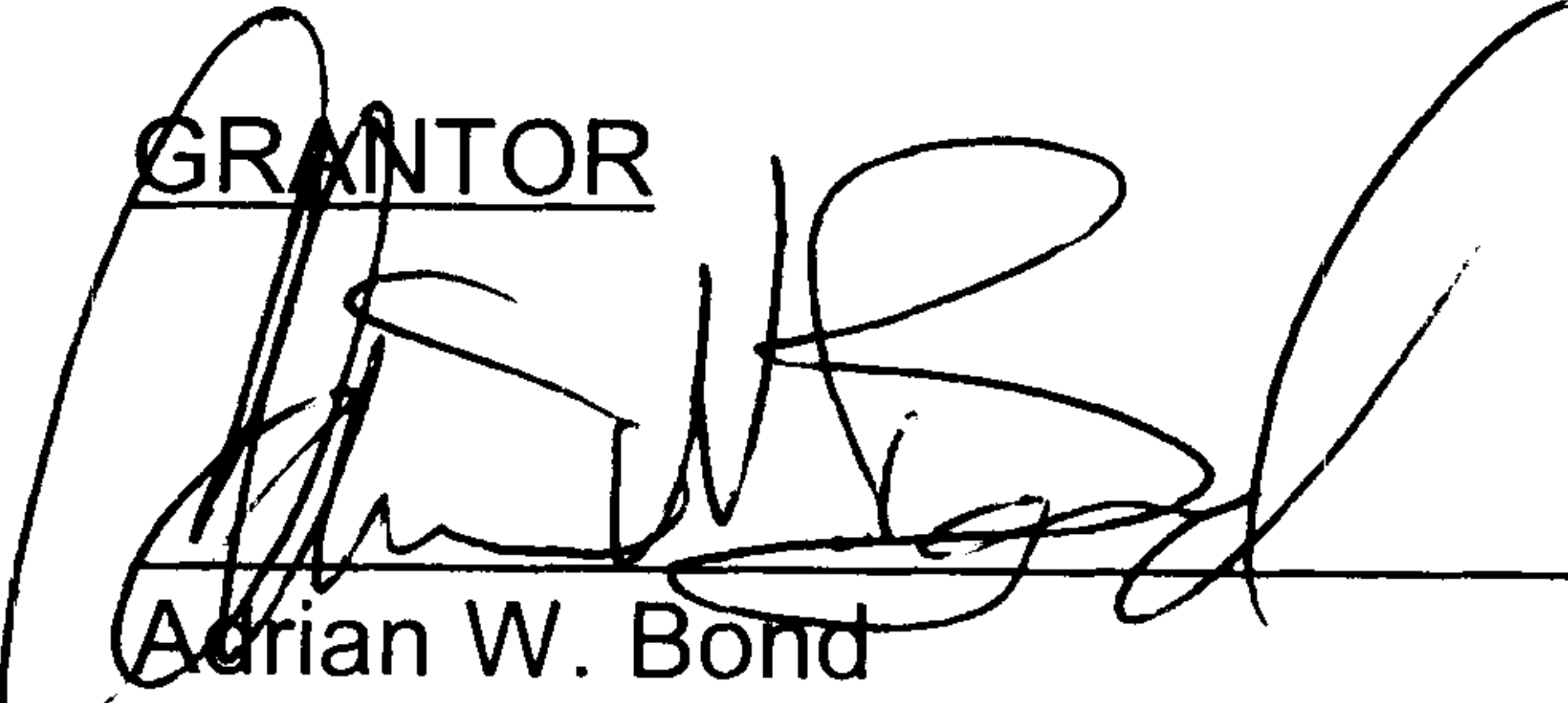
See attached Exhibit "A".

Subject to all items of record.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 16th day of June, 2005.

GRANTOR


Adrian W. Bond (L.S.)

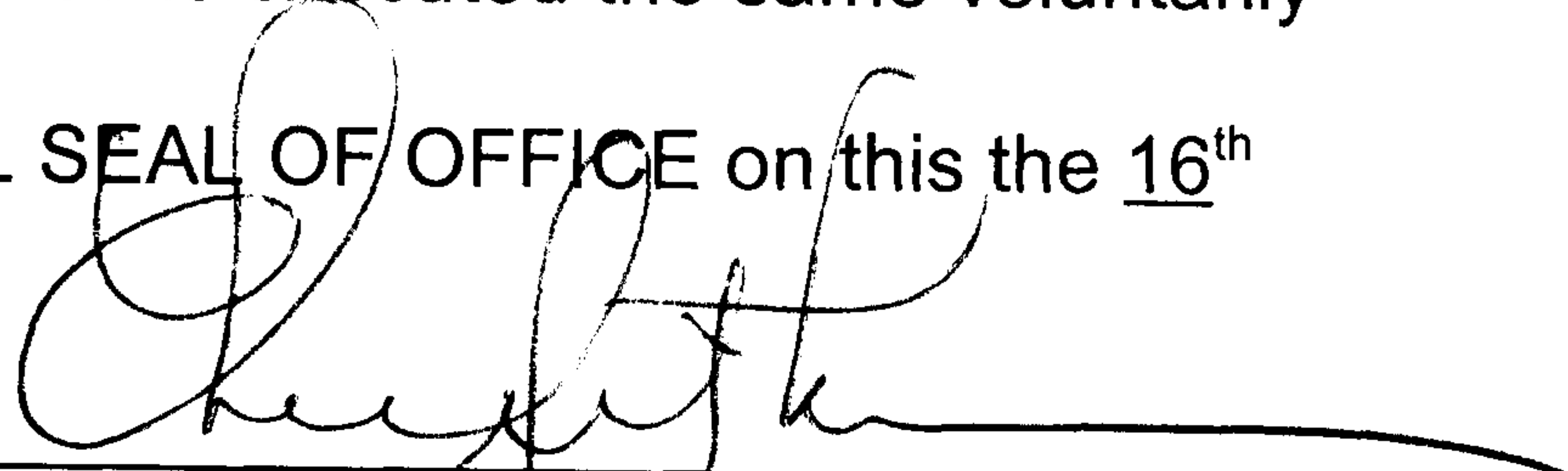


Amy M. Bond (L.S.)

STATE OF ALABAMA)
)
SHELBY COUNTY) **ACKNOWLEDGMENT**

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted names, *Adrian W. Bond and Amy M. Bond*, which are signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 16th day of June, 2005.



NOTARY PUBLIC
My Commission Expires: 5/13/2008

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EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 2,
Township 22 South, Range 3 West, being more particularly described as follows:

Commence at the Southeast corner of Section 2, Township 22 South, Range 3 West
and run South 88 degrees 06 minutes 21 seconds West along the southerly line of said
section for 2585.89 feet to the point of beginning; thence North 88 degrees 37 minutes
09 seconds West, along the South line of said section for 297.00 feet to a point on the
easterly right of way line of Alabama State Highway No. 119; thence northerly along
said right of way line in the arc of a curve to the left, having a radius of 2,331.83 feet
and a central angle of 3 degrees 41 minutes 12 seconds for 150.04 feet to a point;
thence South 88 degrees 36 minutes 47 seconds East for 296.21 feet to a point; thence
South 00 degrees 29 minutes 20 seconds West for 150.00 feet to the point of
beginning.

Situated in Shelby County, Alabama.

Shelby County, AL 06/22/2005
State of Alabama
Deed Tax: \$135.00