

WARRANTY DEED

This instrument was prepared by:
Kencar Development, Inc.
P O Box 1010
Alabaster, Alabama 35007

Send tax notice to:

value \$26,000.00 make

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents, That in consideration of One Hundred (\$100.00) Dollars to the undersigned grantor, **KenCar Development, Inc.**, a corporation (therein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **Cedar Lane, LLC**, (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 expected.

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

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that is has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against lawful claims of all persons.

In Witness Whereof, the said GRANTOR by its President, who is authorized to execute this conveyance, hereto set its signature and seal, this the 23rd day of June, 2005.

Kencar Development, Inc.




Kenneth Carter, President

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Kenneth Carter**, whose name as President of **Kencar Development, Inc.**, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 23rd day of June, 2005.


Notary Public
Commission Expires: 01/06/09



20050628000318340 2/2 \$40.00
Shelby Cnty Judge of Probate, AL
06/28/2005 10:07:27AM FILED/CERT

EXHIBIT "A" LEGAL DESCRIPTION

A lot or parcel of land located in the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 35, Township 21, Range 3 West, Shelby County, Alabama, more particularly described as follows: Begin at the Northeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 35, Township 21, Range 3 West run thence West along the North boundary line of said quarter-quarter Section a distance of 210 feet to a point; thence run South and parallel with the East boundary line of said quarter-quarter Section a distance of 210 feet to a point; run thence East and parallel with the North line of said quarter-quarter Section a distance of 210 feet to a point on the East line of said quarter-quarter Section; thence North along said East line a distance of 210 feet to point of beginning.

Shelby County, AL 06/28/2005
State of Alabama
Deed Tax: \$26.00