## 20050705000332870 1/2 \$94.00 Shelby Cnty Judge of Probate, AL 07/05/2005 10:11:39AM FILED/CERT

#### WARRANTY DEED

This instrument was prepared by:

B. CHRISTOPHER BATTLES

3150 HIGHWAY 52 WEST

PELHAM, AL. 35124

Send tax notice to:

M B, LLC

128 - 1<sup>st</sup> Street South

Alabaster, Alabama 35007

### STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of Eighty thousand and no/100 (\$80,000.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, Corinthian Lodge No. 462, A.F. and A.M. of Siluria, Alabama (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto M B, 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.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, 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 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 28th day of June,

2005.

Corinthian Lodge No. 462, A.F. and A.M. of

Silurja, Alabama

By:/Randy Anderson\_\_\_\_ Its: Worshipful Master

Corinthian Lodge No. 462, A.F. and A.M. of

Siluria, Alabama By: Doug Gans

Its: Junior Warden

Corinthian Lodge No. 462, A.F. and A.M. of Siluria. Alabama

Siluria, Alabama By: Roy Smith

Its: Senior Warden

Corinthian Lodge No. 462, A.F. and A.M. of

Siluria, Alabama By: Phil Gamble

Its: Immediate Past Master

STATE OF ALABAMA COUNTY OF SHELBY Shelby County, AL 07/05/2005 State of Alabama

Deed Tax: \$80.00

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that Randy Anderson, Roy Smith, Doug Gans and Phil Gamble whose name(s) as Worshipful Master, Senior Warden, Junior Warden and Immediate Past Master, respectively of Corinthian Lodge No. 462, A.F. and A.M. of Siluria, Alabama, 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, they executed the same voluntarily as the act of said Lodge 462, A.F. and A.M. on the day the same bears date.

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

Notary Public

My Commission Expires: 02-25-09

B. CHRISTOPHER BATTLES

Notary Public - Alabama, State At Large
My Commission Expires 2 / 25 / 2009



# EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land situated in the NE ¼ of the NE ¼ Section 2, Township 21 South, Range 3 West more particularly described as follows:

Commencing at the Southeast corner of Section 35, Township 20, South, Range 3 West, and run thence in a Westerly direction along the South line of said Section 35 for a distance of 865.18 feet, more or less, to the point of intersection with the East right of way line of the Louisville and Nashville Railroad Company's right of way; run thence North 6 degrees and 54 minutes East along the East right of way line of the Louisville and Nashville Railroad Company for a distance of 15.10 feet to the Southwest corner of Lot No. 1 in Block No. 1, according to Nickerson & Scott Survey of a part of the east half of the Southeast quarter of Section 35, and a part of the Northwest quarter of the Southwest quarter of Section 36, Township 20, South, Range 3 West, as surveyed and platted by W.E. Lumpkin, Civil Engineer; run thence South 6 degrees and 54 minutes West along the East right of way line of the said Louisville and Nashville Railroad Company for a distance of 75.85 feet to the point of beginning of the lot herein described and conveyed; run thence South 81 degrees and 41 minutes East for a distance of 104.12 feet, more or less, to the West right of way line of United States Highway No. 31; run thence in a Southerly direction along the West right of way line of said United States Highway No. 31 for a distance of 30 feet; run thence in a Westerly direction and parallel with the North line, as aforesaid for a distance of 103.25 feet, more or less, to the East right of way line of Louisville and Nashville Railroad Company; run thence North 6 degrees and 54 minutes East along the East right of way line of said Louisville and Nashville Railroad Company for a distance of 30 feet to the point of beginning.