



20050712000347430 1/3 \$217.00
Shelby Cnty Judge of Probate, AL
07/12/2005 09:29:59AM FILED/CERT

Send tax notice to:
S & M Development, LLC
Freedom Properties, LLC
3929 Highway 25
Montevallo, Alabama 35115

This instrument prepared by:
James R. Moncus, Jr., LLC
Attorney at Law
1313 Alford Avenue
Birmingham, AL 35226

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

Shelby County, AL 07/12/2005
State of Alabama

Deed Tax: \$200.00

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thousand and no/100 Dollars (\$200,000.00), in hand paid to the undersigned, Michael S. Allen, a married man, (hereinafter referred to as the "Grantor") by S & M Development, LLC, an Alabama Limited Liability Company and Freedom Properties, LLC, an Alabama Limited Liability Company, (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto the Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A"

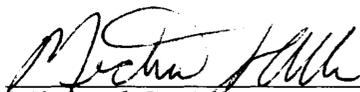
This is not nor ever has been the homestead of the Grantor nor his spouse.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2005.
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat.

And I(we) do for myself (ourselves), and for my (our) heirs, executors, and administrators covenant with the Grantees, their heirs, executors, administrators and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances except as aforesaid, that I (we) have good right to sell and convey the same as aforesaid, and that I (we) will, and my (our) successors and assigns shall warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 30th day of June, 2005.

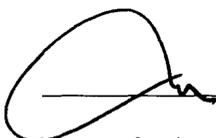

Michael S. Allen

STATE OF ALABAMA
JEFFERSON COUNTY

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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Michael S. Allen, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of June, 2005.



Notary Public

My Commission expires: 2-23-08

[NOTARIAL SEAL]

EXHIBIT "A"

LEGAL DESCRIPTION

A parcel of land in the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama and run thence Northerly the West line of said Section 3, 329.73 feet to a rebar corner; thence turn 29 degrees 21 minutes 41 seconds left and run Northwesterly 205.28 feet to a rebar corner; thence turn 37 degrees 31 minutes 35 seconds right and run Northerly 93.00 feet to a rebar corner and the point of beginning of the parcel being described; thence continue along last described course 192.00 feet to a rebar corner; thence turn 19 degrees 00 minutes 51 seconds right and run Northeasterly 617.93 feet to a rebar corner; thence turn 16 degrees 06 minutes 58 seconds right and run Northeasterly 736.80 feet to a rebar corner; thence turn 29 degrees 26 minutes 04 seconds left and run 151.09 feet to a rebar corner; thence turn 155 degrees 53 minutes 11 seconds right and run 613.10 feet to a rebar corner; thence turn 34 degrees 43 minutes 43 seconds left and run 351.94 feet to a rebar corner; thence turn 91 degrees 32 minutes 12 seconds right and run 417.63 feet to a rebar corner; thence turn 26 degrees 05 minutes 03 seconds right and 949.10 feet to the point of beginning; being situated in Shelby County, Alabama.

Less and except:

Parcel A

A parcel of land located in the Southwest $\frac{1}{4}$ of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama, being more particularly described as follows:

Commence at an iron pin found at the Northwesterly most corner of Lot 8 of Canterbury Estates First Addition as recorded in Map Book 16, Page 67, in the Office of the Judge of Probate, Shelby County, Alabama; thence run Southeasterly along the west boundary of said Canterbury Estates First Addition 613.10 feet to break point on Lot 4 of said subdivision and the point of beginning, an iron pin with yellow plastic cap set; thence turn a left interior angle of $49^{\circ}10'04''$ from the previous course and run northwesterly for a distance of 429.43 feet to a $\frac{1}{2}$ " iron pin with yellow plastic cap set at the intersection with a wire fence; thence turn an right interior angle of $102^{\circ}42'57''$ and run southwesterly along and with said wire fence for a distance of 347.00 feet to a 1" crimped iron pipe found on the northeasterly edge of a right of way for a public road; thence turn a right interior angle of $64^{\circ}04'34''$ and run southeasterly for a distance of 500.16 feet to a $\frac{1}{2}$ -inch iron pin found; thence turn a right interior angle of $108^{\circ}01'20''$ and run northeasterly for a distance of 225.00 feet to the point of beginning, making a closing right interior angle of $85^{\circ}11'09''$.

Parcel B

A parcel of land located in the Southwest $\frac{1}{4}$ of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama, being more particularly described as follows:

Begin at an iron pin found at the northwesterly most corner of Lot 8 of Canterbury Estates First Addition as recorded in Map Book 16, Page 67, in the Office of the Judge of Probate, Shelby County, Alabama; thence run Southeasterly along the west boundary of said Canterbury Estates First Addition 613.10 feet to break point on Lot 4 of said subdivision and the point of beginning, an iron pin with yellow plastic cap set; thence turn a left interior angle of $49^{\circ}10'04''$ and run northwesterly for a distance of 429.43 feet to a $\frac{1}{2}$ " iron pin with yellow plastic cap set at the intersection with a wire fence;

thence turn a left interior angle of 77°17'03" and run northeasterly along and with said wire fence for a distance of 327.21 feet to an iron pin found; thence turn a left interior angle of 209°26'04" and run northeasterly for a distance of 151.09 feet to the point of beginning, making a closing left interior angle of 24°06'49".

Utility Easement

The above parcels are subject to a utility easement 30 feet in width situated on the property. Said easement runs along the southwesterly end boundary of Stratford Road and along the southwesterly boundary of Lot 4 in Canterbury Estates First Addition as recorded in Map Book 16, Page 67, in the Office of the Judge of Probate, Shelby County, Alabama.

Also a non-exclusive right of way, described as follows:

A parcel of land located in the Southwest ¼ of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama. Commence at the Northwesterly most corner of Lot 8 of Canterbury Estates, First Addition, as recorded in Map Book 16, Page 67, in the Office of the Judge of Probate, Shelby County, Alabama; thence run Southeasterly along the west boundary of said Canterbury Estates, First Addition, 613.10 feet to break point on Lot 4 of said subdivision; thence turn right 45 degrees 38 minutes 47 seconds leaving said subdivision boundary in a southwesterly direction 225.00 feet; thence turn right 71 degrees 58 minutes 40 seconds and run Northwesterly 213.33 feet to the point of beginning of a 60' right of way; thence continue along last course 286.83 feet to a point on an existing 60' right of way; thence turn left 64 degrees 04 minutes 34 seconds and run Southwesterly along the end of said existing right of way 62.59 feet; thence turn left 106 degrees 33 minutes 14 seconds and run southeasterly 22.78 feet; thence turn left 9 degrees 23 minutes 02 seconds and run Southeasterly 281.34 feet; thence turn 99 degrees 49 minutes 19 seconds and run 50.89 feet to the point of beginning.