

Consideration: \$ 1,639,331.00

20050715000354790 1/5 \$25.00  
Shelby Cnty Judge of Probate, AL  
07/15/2005 01:03:19PM FILED/CERT

Send tax notice to:  
Shady Hollow Development, Inc.

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #345  
Birmingham, Alabama 35243

STATE OF ALABAMA  
Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars and other valuable considerations (\$10.00) in hand paid to the undersigned, Melinda S. Woods and husband, Connie Dan Woods and Paulette S. Alexander, a married woman (hereinafter referred to as "Grantor") by Shady Hollow Development, Inc. by Joseph A. Scotch, Jr. President (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

Subject property does not constitute the homestead of the grantors nor that of their respective spouse(s).

Connie Dan Woods warrants title as to his interest owned in that non-exclusive easement for ingress and egress.

Melinda S. Woods does not warrant title nor claims any interest in that portion of the subject property (31 acres) that is solely owned by the other grantor, Paulette S. Alexander.

Each individual warrants title as to those portions owned by each.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2005 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND  
CONDITIONS OF RECORD.

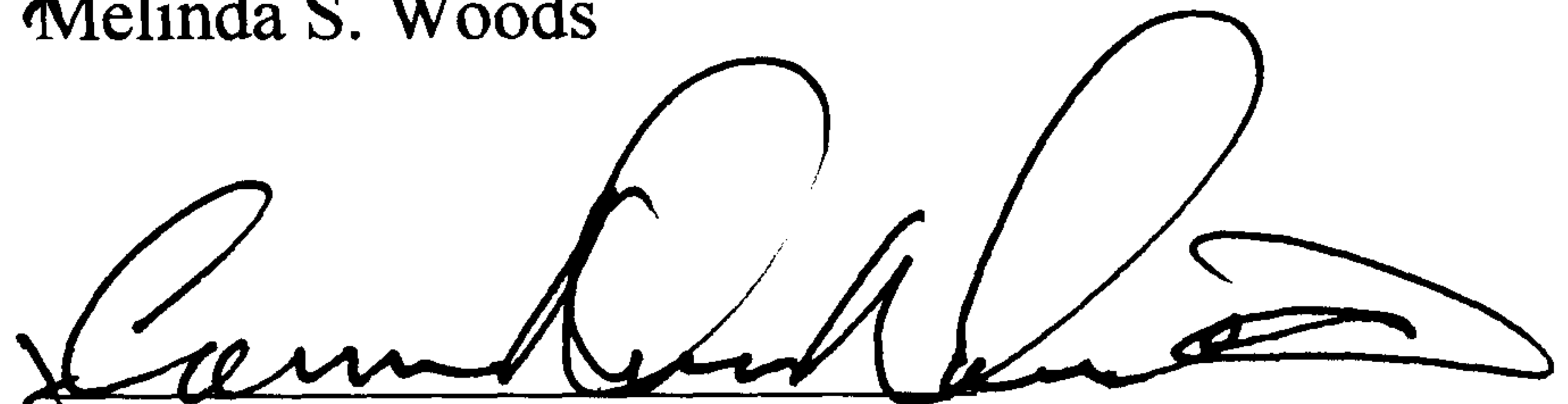
\$ 1,906,450.00 OF THE CONSIDERATION AS WAS PAID FROM THE  
PROCEEDS OF A MORTGAGE LOAN.

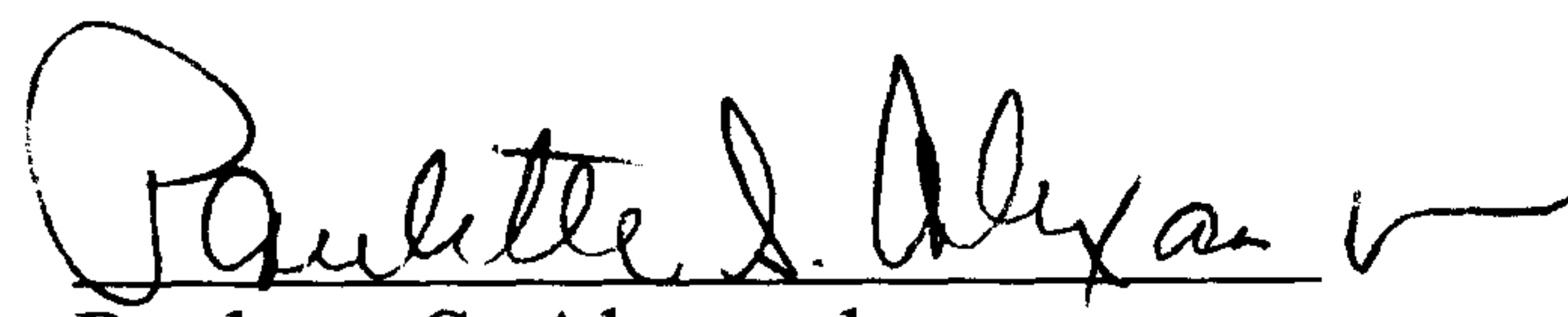
The Grantor does for himself, his heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that he is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this the 8<sup>th</sup> day of July, 2005.

  
Melinda S. Woods

  
Connie Dan Woods

  
Paulette S. Alexander



STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Melinda S. Woods and Connie Dan Woods, 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 said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8<sup>th</sup> day of July, 2005.

(Notary Seal)



Notary Public  
Print Name: Charles D. Stewart, Jr.  
Commission Expires: 4-13-08

STATE OF ALABAMA  
COUNTY OF LAUDERDALE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paulette S. Alexander, 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 said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7<sup>th</sup> day of JULY, 2005.

(Notary Seal)

Roy Hasseltine  
Notary Public  
Print Name: ROY HASSELTINE  
Commission Expires: 3-20-2006





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## EXHIBIT "A"

### Parcel A:

Commence at the SE corner of the NW 1/4 of the NE 1/4 of Section 7, Township 20 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning; thence S 89° 23' 12" W, a distance of 1,320.95 feet; thence S 00° 37' 21" E, a distance of 946.48 feet to the Northerly right of way of Shelby County Highway 36 to the point of curve of a non tangent curve to the right, having a central angle of 02° 46' 22" of and a radius of 310.00 feet, said curve subtended by a chord bearing N 83° 10' 09" W and a chord distance of 15.00 feet; thence Westerly along the arc of said curve and along said right of way a distance of 15.00 feet; thence N 81° 46' 58" W along said right of way, a distance of 162.82 feet to a point of curve to the left having a radius of 370.00 feet and a central angle of 28° 56' 05", said curve subtended by a chord bearing S 83° 44' 59" W and a chord distance of 184.87 feet; thence Westerly along the arc of said curve and along said right of way a distance of 186.85 feet to a point of compound curve having a radius of 640.00 feet and a central angle of 13° 10' 01", said curve subtended by a chord bearing S 62° 41' 56" W and a chord distance of 146.75 feet; thence Southwesterly along the arc of said curve and along said right of way, a distance of 147.08 feet; thence S 56° 06' 56" W along said right of way, a distance of 43.62 feet to a point of curve to the left having a radius of 1540.00 feet and a central angle of 04° 13' 04", said curve subtended by a chord bearing S 54° 00' 24" W and a chord distance of 113.34 feet; thence Southwesterly along the arc of said curve and along said right of way a distance of 113.37 feet; thence S 51° 53' 52" W along said right of way, a distance of 185.05 feet to a point of curve to the right having a radius of 1280.00 feet and a central angle of 10° 19' 10", said curve subtended by a chord bearing S 57° 03' 27" W and a chord distance of 230.23 feet; thence Southwesterly along the arc of said curve and along said right of way a distance of 230.54 feet; thence S 62° 13' 02" W along said right of way, a distance of 3.57 feet to a point of curve to the right having a radius of 454.82 feet and a central angle of 19° 04' 30", said curve subtended by a chord bearing S 71° 45' 17" W and a chord distance of 150.72 feet; thence Westerly along the arc of said curve and along said right of way a distance of 151.42 feet; thence N 01° 29' 34" W and leaving said right of way, a distance of 422.52 feet; thence S 89° 56' 01" W, a distance of 208.60 feet; thence N 00° 29' 36" W, a distance of 946.58 feet; thence N 00° 36' 29" W, a distance of 663.65 feet; thence N 62° 23' 17" E, a distance of 467.10 feet; thence N 63° 12' 11" E, a distance of 1,014.30 feet; thence N 00° 50' 28" W, a distance of 1329.71 feet; thence N 89° 07' 25" E, a distance of 1,326.10 feet; thence S 00° 28' 11" E, a distance of 1,316.25 feet; thence S 00° 31' 16" E, a distance of 1,337.65 feet to the point of beginning.

### Parcel B:

Commence at the SE corner of the SE 1/4 of the NW 1/4 of Section 7, Township 20 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning; thence S 89° 08' 55" W, a distance of 582.55 feet; thence N 41° 21' 47" W, a distance of 135.20 feet to the Southerly right of way Shelby County Hwy 36; thence N 51° 53' 52" E along said right of way, a distance of 125.62 feet to a point of curve to the right having a radius of 1,460.00



feet and a central angle of  $04^{\circ} 13' 04''$ , said curve subtended by a chord bearing  $N 54^{\circ} 00' 24'' E$  and a chord distance of 107.45 feet; thence Northeasterly along the arc of said curve and along said right of way a distance of 107.48 feet; thence  $N 56^{\circ} 06' 56'' E$  along said right of way, a distance of 43.62 feet to a point of curve to the right having a radius of 560.00 feet and a central angle of  $13^{\circ} 10' 01''$ , said curve subtended by a chord bearing  $N 62^{\circ} 41' 56'' E$  and a chord distance of 128.41 feet; thence Northeasterly along the arc of said curve and along said right of way a distance of 128.69 feet to a point of compound curve having a radius of 290.00 feet and a central angle of  $28^{\circ} 56' 05''$ , said curve subtended by a chord bearing  $N 83^{\circ} 44' 59'' E$  and a chord distance of 144.90 feet; thence Easterly along the arc of said curve and along said right of way, a distance of 146.45 feet; thence  $S 81^{\circ} 46' 58'' E$  along said right of way, a distance of 162.82 feet to a point of curve to the left having a radius of 390.00 feet and a central angle of  $04^{\circ} 01' 15''$ , said curve subtended by a chord bearing  $S 83^{\circ} 47' 35'' E$  and a chord distance of 27.36 feet; thence Easterly along the arc of said curve and along said right of way a distance of 27.37 feet; thence  $S 00^{\circ} 37' 21'' E$  and leaving said right of way, a distance of 306.25 feet to the point of beginning.

Also a perpetual non-exclusive easement and right of way for ingress and egress as recorded in Instrument No. 1997-14512 and Instrument No. 1996-14098 in the Office of the Judge of Probate of Shelby County, Alabama.



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