This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Law Offices of Christopher R. Smitherman, LLC
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice: Freedom Land Developers, LLC PO Box 197 Montevallo, AL 35115

STATE OF ALABAMA) WARRANTY DEED	20050802000389660 1/2 \$94.00 Shelby Cnty Judge of Probate, AL 08/02/2005 11:43:03AM FILED/CERT
SHELBY COUNTY		

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Four Hundred Five Thousand and 00/100 Dollars (\$405,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, David E. Walker and, Marie Walker, married persons, hereinafter called "Grantors," do hereby GRANT, BARGAIN, SELL AND CONVEY unto Freedom Land Developers, 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".

GRANTORS

Subject to all items of record.

Note: This property does not constitute homestead for the Grantors.

Note: PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE(S), ON EVEN DATE HEREWITH, IN FAVOR OF <u>DAVID E. WALKER AND MARIE WALKER</u>, IN THE SUM OF \$325,000.00.

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 29th day of July, 2005.

David E. Walker

(L.S.)

Marie Walker

STATE OF ALABAMA

ACKNOWLEDGMENT

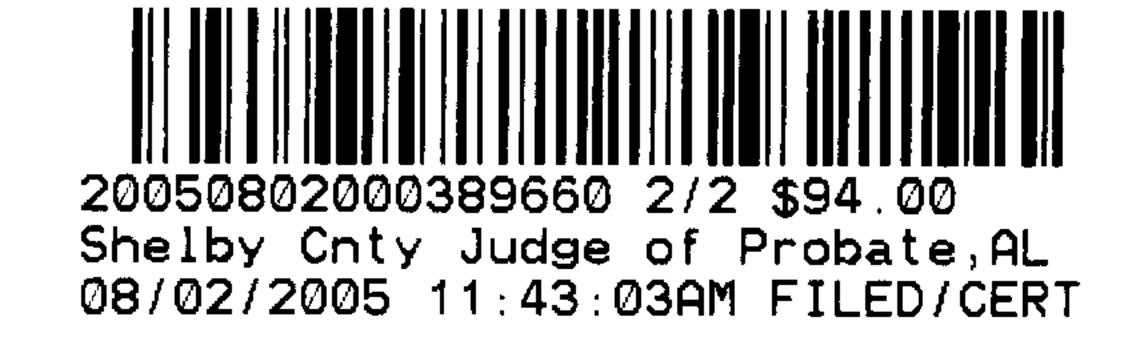
(L.S.)

I, <u>Chris Smitherman</u>, a Notary Public for the State at Large, hereby certify that the above posted names, *David E. Walker and Marie Walker*, 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 29th day of July, 2005.

NOTARY PUBLIC My Commission Expires: 13 \(\frac{1}{2}\)

EXHIBIT "A" LEGAL DESCRIPTION



A tract or parcel of land located in the SW¼ of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama, being more particularly described as follows: Begin at a set $\frac{5}{8}$ inch rebar marking the Southerly most corner of Lot 24, same being on the Westerly right of way line of Canterbury Road (60 foot right of way) of Canterbury Estates, as recorded in Map Book 12, Page 96, of the Shelby County Map Records; thence run South 43 degrees 16 minutes 41 seconds West a distance of 417.50 feet to a set $\frac{5}{8}$ inch rebar; thence run North 48 degrees 14 minutes 33 seconds West a distance of 417.50 feet to a set $\frac{5}{8}$ inch rebar, marking the Southerly line of Lot 19 of said Canterbury Estates; thence run South 48 degrees 14 minutes 33 seconds East along the Southerly line of Lots 19, 20, 21, 22 and 24, of said Canterbury Estates a distance of 417.50 feet to the point of beginning.

ALSO, an easement for ingress and egress being 60 feet in width and being adjacent to the Southeasterly most line of the above described tract and being more particularly described as follows: Begin at the Southerly most corner of the above said Lot 24, same being the Westerly right of way line of said Canterbury Road, of said Canterbury Estates, as recorded in Map Book 12, Page 96, of the Shelby County Map Records and run South 43 degrees 16 minutes 41 seconds West a distance of 417.50 feet; thence run South 48 degrees 14 minutes 33 seconds East a distance of 60.02 feet; thence run North 43 degrees 16 minutes 41 seconds East a distance of 417.50 feet to a point marking the Easterly right of way line of said Canterbury Road; thence run North 48 degrees 14 minutes 33 seconds West along the Southwesterly right of way line of said Canterbury Road, a distance of 60.02 feet to the point of beginning.

Shelby County, AL 08/02/2005 State of Alabama

Deed Tax: \$80.00