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:
Creekwood Construction, Inc.
PO Box 197
Montevallo, AL 35115

20050802000389700 1/2 $23.00
Shelby Cnty Judge of Probate, AL
08/02/2005 11:43:07AM FILED/CERT

STATE OF ALABAMA)
) **WARRANTY DEED**
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Nine Thousand and 00/100 Dollars ($9,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Paul B. Brown, an unmarried person,** hereinafter called "Grantors," do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Creekwood Construction, Inc.,** 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 legal description marked as Exhibit "A"

Subject to the restriction that no mobile homes, modular homes, and/or manufactured home may be placed on said property.

Subject to all items of record.

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 1st day of June, 2005.

GRANTOR

_____ (L.S.)
Paul B. Brown

STATE OF ALABAMA)
) **ACKNOWLEDGMENT**
SHELBY COUNTY)

I, Elizabeth S. Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, *Paul B. Brown,* which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 1st day of June, 2005.

_____
NOTARY PUBLIC
My Commission Expires: 12-11-07

ALTA Commitment (1982)

First American Title Insurance Company

SCHEDULE A – LEGAL DESCRIPTION

Agent's File No.: 151947

Part of the Southwest ¼ of the Southwest ¼ of Section 22, and part of the Northwest ¼ of the Northwest ¼ of Section 27, both in Township 22 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From an existing 2" open top iron pipe being the locally accepted Southwest corner of said Section 22, and looking in a northerly direction along the west line of said Section 22, turn an angle to the right of 63 deg. 42 min. 20 sec. and run in a northeasterly direction for a distance of 102.56 feet to an existing iron rebar set by Weygand and being the point of beginning; thence continue along last mentioned course and in a northeasterly for a distance of 152.10 feet to an existing iron rebar set by R.C. Farmer; thence turn an angle to the right of 79 deg. 20 min. 58 sec. and run in a southeasterly direction for a distance of 166.73 feet to an existing iron rebar being on the northwest right of way line of Shelby County Highway No. 12; thence turn an angle to the right (92 deg. 17 min. 51 sec. to the chord) and run in a southwesterly direction along the northwest right of way line of said Shelby County Highway No. 12 for a distance of 152.10 feet to an existing iron rebar set by Weygand; thence turn an angle to the right (88 deg. 27 min. 39 sec. from last mentioned chord line) and run in a northwesterly direction for a distance 188.76 feet, more or less, to the point of beginning, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

Deed Tax:$9.00