20050907000459940 1/2 $15.00
Shelby Cnty Judge of Probate, AL
09/07/2005 10:09:47AM FILED/CERT

WARRANTY DEED

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Robert F. Weimorts, Jr.
124 Oakbrooke Lane
Alabaster, Alabama 35007

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Seventy five thousand and no/100 ($75,000.00)** to the undersigned grantor, a corporation, in hand paid by the grantee herein, the receipt where is acknowledged, **Kencar Development, Inc.** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Robert F. Weimorts, Jr.** (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.

Note: This deed was prepared without the benefit of a title search for the purpose of conveying the above described property to Robert F. Weimorts, Jr..

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.

$75,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

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 9th day of August, 2005.

Kencar Development, Inc.
By: Kenneth Carter
Its: President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenneth Carter whose name(s) as President of **Kencar Development, Inc.** , 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, he executed the same voluntarily as the act of said corporation on the day the same bears date.

Given under my hand and official seal, this 9th day of August, 2005.

Notary Public
My Commission Expires: 02-26-09

STEPHANIE JONES
Notary Public - Alabama, State At Large
My Commission Expires 2 / 26 / 2009

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EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land containing 3.52 Acres more of less, located in the NW 1/4 of the SE 1/4 and the NE 1/4 of the SW 1/4 of Section 14, Township 21 South, Range 3 West, City of Alabaster, Shelby County, Alabama. BEGIN at the SW Corner of the NW 1/4 of the SE 1/4 of said Section 14 and run S 87°26'44"E a distance of 242.30' to a point, said point lying in the approximate centerline of a 12' asphalt road, said point being the beginning of a non tangent curve to the left having a radius of 207.30', a central angle of 26°55'10", and subtended by a chord which bears N 2°15'13"W, and a chord distance of 96.50'; thence along the arc of said curve and said centerline a distance of 97.40'; thence N 28°13'36"W and along said centerline a distance of 73.25' to a point, said point being the beginning of a non tangent curve to the left, having a radius of 240.63', a central angle of 16°36'16", and subtended by a chord which bears N 44°27'14"W, and a chord distance of 69.49'; thence along the arc of curve and said centerline a distance of 69.74'; thence N 45°00'07"W and along said centerline a distance of 142.70', thence N 50°28'35"W and along said centerline, a distance of 146.10'; thence S 39°08'47"W and leaving said centerline a distance of 304.48'; thence S 84°03'21"W a distance of 170.00'; thence S 8°38'46"E a distance of 130.00'; thence S 88°22'13"E a distance of 400.58' to the POINT OF BEGINNING.

Subject to and benefiting from a 40' ingress, egress, utility and drainage easement described as follows: Begin at the SW Corner of the NW 1/4 of the SE 1/4 of said Section 14 and run S 87°26'44"E a distance of 242.30'; thence N 2°33'16"E a distance of 40.00'; thence N 87°26'44"W a distance of 242.62'; thence N 88°22'13"W a distance of 174.01'; thence S1°37'47"W a distance of 40.00'; thence S 88°22'13"E a distance of 173.69' to the POINT OF BEGINNING.

Subject to and benefiting from a 30' ingress, egress, utility and drainage easement lying parallel with and 15 feet on each side of the centerline of the 12' asphalt road.