20050912000470360 1/2 \$72.00 Shelby Cnty Judge of Probate, AL 09/12/2005 11:13:24AM FILED/CERT

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244
STATE OF ALABAMA

GRANTEE'S ADDRE (Ingenuity, LLC 208 Chase Drive Pelham, Alabama 35124

GENERAL WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Five Hundred Thirty-Five Thousand and 00/100 (\$535,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Joan B. Johnson, a married woman, and Linda B. Godfrey, a married woman** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Ingenuity, LLC, a limited liability company**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See attached legal description by exhibit "A".

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

\$477,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

This is not the Homestead Property of the Grantors as defined by the Code of Alabama.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assignsforever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 9th day of September, 2005.

Joan B. Johnson

Finds B. Godfrey

Linda B. Godfrey

STATE OF ALABAMA )

COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Joan B. Johnson, a married woman, and Linda B. Godfrey, a married woman whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 9th day of September, 2005.

NOTARY PUBLIC

3/5/5/

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## EXHIBIT "A"

Shelby County, AL 09/12/2005 State of Alabama

Deed Tax: \$58.00

A parcel of land being situated in the Southwest ¼ of Southwest ¼ of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama; being more particularly described as follows:

Commence at the Southeast corner of the Southwest 1/2 of the Southwest 1/2 of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama and run Westerly along the South line of said 1/2 - 1/2 section for 172.02 feet (deed) to the point of beginning of the tract of land herein described; thence continue along the last described course for a distance of 469.42 feet (deed-469.44 feet); thence turn a deflection angle to the right of 120 deg. 36 min. 08 sec. (deed-121 deg. 13 min. 08 sec.) and run in a northeasterly direction for a distance of 55.32 feet (measured and deed); thence turn a deflection angle to the left of 78 deg. 38 min. 19 sec. (measured and deed) and run in a northwesterly direction for a distance of 153.07 feet (deed-153.00 feet) to a point on the Southeast right of way line of Alabama Highway No. 261 (right-ofway width varies); thence turn a deflection angle to the right of 93 deg. 30 min. 00 sec. (measured and deed) and run in a northeasterly direction along said right-of-way line for a distance of 29.28 feet (measured and deed) to a curve to the left having a central angle of 3 deg. 17 min. 47 sec. and a radius of 2543.36 feet (measured and deed); thence run in a northeasterly direction along said right-of-way line and along arc of said curve for a distance of 146.33 feet (deed-143.56); thence turn a deflection angle to the right as measured from the tangent of said curve of 79 deg. 29 min. 52 sec. (deed-80 deg. 05 min. 32 sec.) and leaving said right-of-way line run in a southeasterly direction for a distance of 512.40 feet (deed-514.03 feet) to the point of beginning; in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

> JBJ BJ