20050919000485110 1/2 $15.00
Shelby Cnty Judge of Probate,AL
09/19/2005 01:04:29PM FILED/CERT

WARRANTY DEED

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Dutch Construction, LLC

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of ONE HUNDRED THIRTEEN THOUSAND THREE HUNDRED AND NO/100 DOLLARS ($113,300.00) to the undersigned Grantor, **S & S Development, Inc.** a corporation, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledge, the said Grantor does by these presents, grant, bargain, sell and convey unto **Dutch Construction, LLC** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to existing easements, restrictions, set back lines, right of ways, limitations, if any, of record.

All of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, S & S Development, Inc., the said GRANTOR, by Steven Schencker, its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this 16th day of September, 2005.

S & S Development, Inc.

By: _____
Steven Schencker, President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Steven Schencker,** whose name as President of S & S Development, Inc., a corporation, 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 the conveyance, he, in his capacity as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 16th day of September, 2005.

_____
Notary Public
My Commission Expires: 11/20/2008

Legal Description

EXHIBIT "A"

Lots 12, 14 and 33, according to the Survey of Carden Crest, as recorded in Map Book 35, page 64, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to BellSouth Equipment easement on part of Lot 33, described as follows:

A: A proposed BellSouth equipment easement situated on Lot 33 of 'Carden Crest" as recorded in Map Book 35, Page 64, in the records of the Judge of Probate of Shelby County, Alabama. Said easement also situated in the Northwest Quarter of the Northwest Quarter of Section 29, Township 19 South, Range 1 East and being more particularly described as follows:

Commence at an iron pin found at the Southeast corner of Lot 33 of "Carden Crest" as recorded in Map Book 35, Page 64, in the records of the Judge of Probate of Shelby County, Alabama; thence along the West boundary of said Lot 33, proceed Northwesterly for 60.87 feet to a point; thence turn a deflection angle right of 96 degrees 31 minutes 32 seconds and proceed Southeasterly for 59.99 feet to the Point of Beginning (e), which is an iron pin set; thence turn a deflection angle right of 63 degrees 09 minutes 53 seconds and proceed for 30.00 feet to an iron pin set on the North right of way margin of County Road 280 (old IS 280); thence turn a deflection angle left 90 degrees 00 minutes 00 seconds and along the North right of way margin of County Road 280 (old US 280), proceed Northeasterly for 30.00 feet to an iron pin set; thence departing said North right of way margin of County Road 280 (old US 280), turn a deflection angle left of 90 degrees 00 minutes 00 seconds and proceed Northwesterly for 30.00 feet to an iron pin set; thence turn a deflection angle left of 90 degrees 00 minutes 00 seconds and proceed Southwesterly for 30.00 feet to the Point of Beginning (e).

B: A proposed BellSouth access easement situated on Lot 33 of "Carden Crest" as recorded in Map Book 35, Page 64, in the records of the Judge of Probate of Shelby County, Alabama. Said easement also situated in the Northwest Quarter of the Northwest Quarter of Section 29, Township 19 South, Range 1 East, and being more particularly described as follows:

Commence at an iron pin found at the Southwest corner of Lot 33 of "Carden Crest" as recorded in Map Book 35, Page 64, in the records of the Judge of Probate of Shelby County, Alabama; thence along the West boundary said Lot 33, proceed Northwesterly for 60.97 feet to the Point of Beginning (a); thence turn a deflection angle right of 98 degrees 31 minutes 32 seconds and proceed Southeasterly for 59.99 feet to an iron pin set at the Northwest corner of a proposed BellSouth equipment easement; thence turn a deflection angle left of 26 degrees 50 minutes 07 seconds and, along said proposed BellSouth equipment easement, proceed for 22.64 feet to a point; thence departing said proposed BellSouth equipment easement turn a deflection angle left of 153 degrees 09 minutes 53 seconds and proceed, Northwesterly for 81.37 feet to a point; thence turn a deflection angle left of 96 degrees 31 minutes 32 seconds and proceed Southeasterly for 10.00 feet to the Point of Beginning (a).

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