

THIS INSTRUMENT PREPARED BY: Roy L. Martin

1960 Hwy 33, Suite A Pelham, Alabama 35124 SEND TAX NOTICE TO: Active Building Contractors, Inc. 26841 US Hwy 31 Jemison, Al. 35085

STATE OF **COUNTY OF SHELBY** 

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Twenty Thousand Dollars (\$20,000.00) paid to the undersigned grantor, Southern Landmark Development, LLC, an Alabama limited liability company ("Grantor"), by Active Building Contractors, Inc. ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama to wit:

Commence at the SW corner of the SW ¼ of the NW ¼ of Section 13, F20-S, R-3-W, Shelby County, Alabama and run East 1787.86 feet; thence N 24'34'42" E, 182.70 feet; thence N 22'03'44" E, 140.25 feet; thence N 19'07'34" E, 155.00 feet; thence N 19'07'34" E, 73.33 feet to the Point of Beginning; thence run N 19'07'34" E, 100.00 feet; thence N 85'19'49" E, 136.58 feet; thence S 06'49'21" W, 93.37 feet; thence S 85'19'49" W, 158.32 feet to the Point of Beginning. All lying in the SE ¼ of the NW ¼ of Section 13, T-20-S, R-3-W, Shelby County, Alabama and containing 0.31 acres more or less.

SUBJECT TO: Easements and restrictions, if any, of record.

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

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her, or their heirs, 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, his, her, or their heirs, executor, successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has executed this conveyance on the

27th day of September 2005 SOUTHERN LANDMARK DEVELOPMENT, LLC, WITNESS: An Alabama limited liability company Roy LlMartin, Member STATE OF ALABAMA

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy L. Martin, whose name as member of Southern Landmark Development, LLC, an Alabama limited liability company, 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 Southern Landmark Development, LLC.

Given under my hand and official seal this 27th day of Justine

My commission expires: 4-27-19

COUNTY OF SHELBY

THENCE S 06'49'21" W, 93.37 FEET; THENCE S 85'19'49" W, 158.32 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE SE 1/4 OF THE NW 1/4 OF SECTION 13, T-20-S, R-3-W, SHELBY COUNTY, ALABAMA AND CONTAINING 0.31 ACRES MORE OR LESS.

## BOUNDARY MAP OF SURVEY FOR ACTIVE BUILDING

STATE OF ALABAMA COUNTY OF SHELBY

I hereby certify that all parts of this survey and drawing have been completed in accordance with the requirements of the Minimum Technical Standards for the Practice of Land Surveying in the State of Alabama to the best of my knowledge, information and bisites, unless noted herech.

This the 19TH day of DECEMBER, 2001.

O. GUTHRIE JEFFCOAT, JR., P. E. & L. S.

Al. Reg. No. 9587

DUNY RIVERS, Line. 828 SOUTH INAL STREET HONTOCHERY, ALARAMA SHIPS (3.74) 205-1248 BRINGS OFFICES A STREE HIRRY TEXALS HIS IN CLANTON, MIABAMA BYTHO 107 YEST CHIEFON STREET

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DEFASSING NAME: 281589 402-1940 PROJECT NAMES ACTIVE SCHLIGHTS Project Number 58-58-158 Lagai by Sri Legal proston by Devices his 201 Oranday Proping him The Congress Penine 10/03/70

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