20051012000531480 1/2 $15.00
Shelby Cnty Judge of Probate, AL
10/12/2005 10:41:24AM FILED/CERT

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

GRANTEE'S ADDRE
Carter Mason Investments, LLC
1904 Indian Lake Drive
Birmingham, Alabama 35244

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Eight Hundred Thirty-Five Thousand and 00/100 ($835,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Joyce A. Mizerany, a married woman and Helen A. Hurst, a single individual,** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Carter Mason Investments, 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 legal description attached as Exhibit "A"

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

$1,015,750.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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THIS PROPERTY IS NOT 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 11th day of October, 2005.

Joyce A. Mizerany
Joyce A. Mizerany

Helen A. Hurst
Helen A. Hurst

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Joyce A. Mizerany, a married woman and Helen A. Hurst a single individual 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 11th day of October, 2005.

NOTARY PUBLIC
My Commission Expires: 2-20-07

PEGGY I. MANN
COMMISSION EXPIRES FEB. 20, 2007

PEGGY I. MANN NOTARY PUBLIC ALABAMA STATE AT LARGE

Exhibit "A"

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A part of the NW ¼ of the NW ¼ and a part of the SW ¼ of the NW ¼ of Section 15, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at the NW corner of the SW ¼ of the NW ¼ of said Section 15, and being marked by and existing iron pin and looking in an easterly direction along the north line of said ¼ ¼ section turn an angle to the right of 44° 38' 36" and run in a southeasterly direction for a distance of 775.55 feet to an existing crimp iron pin being on the northwest right-of-way line of Valleydale Road (80' wide right-of-way); thence 74° 01' 59" left and run northeasterly along said right of way for a distance of 147.44 feet to an existing iron rebar and being the point of beginning of a curve to the left, said curve having a central angle of 4° 42' 44" and a radius of 2833.72 feet and a measured chord of 232.39 feet; thence turn an angle to the left and run along the arc of said curve and along the northwest right-of-way line of Valleydale Road for a chord distance of 232.39 feet to an existing iron rebar and being on the southwest line of Valleydale Village Subdivision, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 8, Page 141, and still being on the northwest right-of-way line of Valleydale Road; thence turn an angle to the left (99° 50' 53" from the chord of last mentioned curve) and run in a northwesterly direction along the southwest line of Lots 3 and 2 of said Valleydale Village Subdivision for a distance of 437.71 feet to an existing iron rebar; thence turn a measured angle to the right of 89° 51' 10" and run in a northeasterly direction for a distance of 80.08 feet to an existing iron rebar; thence turn an angle to the left of 89° 55' 38" and run in a northwesterly direction for a distance of 440.22 feet to an existing old open top iron pin; thence turn an angle to the left of 93° 43' 57" and run in a southwesterly direction for a distance of 505.54 feet, more or less, to the point of beginning.

Also known as Lots1, 2 and 3 of the Lakeview Commercial Parc Subdivision.