20051013000534910 1/2 \$58.00 Shelby Cnty Judge of Probate, AL 10/13/2005 02:59:38PM FILED/CERT

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Law Offices of Christopher R. Smitherman, LLC
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice: Lovelady Properties, L.L.C. P.O. Box 197 Montevallo, Alabama 35115

STATE OF ALABAMA		STATUTORY WARRANTY DEED
SHELBY COUNTY	)	

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Thirty-Three Thousand Six Hundred and 00/100 Dollars (\$133,600.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, Nathan S. Stamps, an Alabama General Partnership, hereinafter called "Grantor", does hereby GRANT, BARGAIN, SELL AND CONVEY unto Lovelady Properties, L.LC., an Alabama Limited Liability Company, hereinafter called "Grantees" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached legal description marked as Exhibit "A"

Subject to all items of record.

Note: PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE(S), ON EVEN DATE HEREWITH, IN FAVOR OF SHERMAN HOLLAND, JR., IN THE SUM OF \$90,000.00.

Note: This property does not constitute homestead for the Grantor.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

Grantor covenants with Grantee that Grantor specifically warrants the property conveyed here, and that Grantor and Grantor's heirs and personal representatives will forever warrant and defend this property for Grantee and Grantee's heirs and personal representatives and assigns, from and against the claims and demands of Grantor and all persons claiming by, through, or under Grantor, but not against the claims of any others.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 7<sup>th</sup> day of October, 2005.

<u>GRANTOR</u>

Nathan Stamps

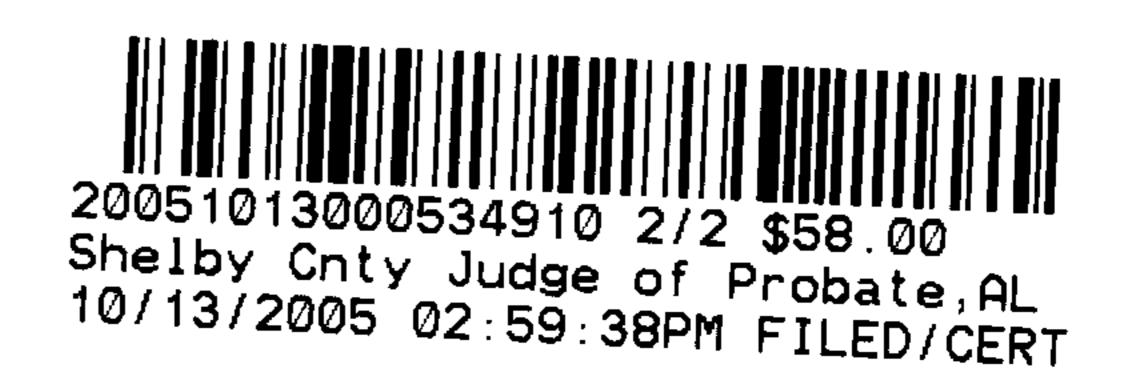
STATE OF ALABAMA
)
SHELBY COUNTY
)
ACKNOWLEDGMENT
)

I, <u>Chris Smitherman</u>, a Notary Public for the State at Large, hereby certify that the above posted name, *Nathan Stamps*, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person(s) executed the same voluntarily on the day the same bears date.

GIVEN JNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 7th day of October, 2005.

NOTARY PUBLIC

My Commission Expires: 513 2008



## SCHEDULE A CONTINUED LEGAL DESCRIPTION

Commence at the Southwest corner of the SW 1/4 of the SE 1/4 of Section 2, Township 24 North, Range 12 East and proceed South 89 degrees 57 minutes West a distance of 1350.0 feet; thence North 1 degree 45 minutes East a distance of 341.33 feet; thence South 89 degrees 57 minutes West 248.18 feet; thence North 4 degrees 03 minutes West 139.1 feet; thence North 33 degrees 00 minutes West 549.5 feet; thence North 72 degrees 03 minutes West 371.3 feet; thence North 3 degrees 33 minutes West 501.6 feet to the POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; thence North 84 degrees 07 minutes East 336.8 feet; thence South 4 degrees 20 minutes West 127.0 feet; thence North 89 degrees 47 minutes East 136.7 feet; thence North 7 degrees 51 minutes West 160.7 feet; thence North 25 degrees 29 minutes East 186.6 feet; thence North 56 degrees 18 minutes East 227.1 feet; thence North 33 degrees 25 minutes East 183.4 feet; thence North 9 degrees 50 minutes West 111.9 feet; thence North 11 degrees 00 minutes West 172.01 feet to the South right of way line of Alabama Highway 25; thence along the South line of said highway right of way North 86 degrees 56 minutes West 230.0 feet; thence North 85 degrees 48 minutes West 592.0 feet and North 71 degrees 43 minutes West 517.0 feet; thence run South 43 degrees 00 minutes East 267.0 feet; thence South 52 degrees 48 minutes East 277.8 feet; thence South 33 degrees 03 minutes East 210.0 feet; thence South 3 degrees 33 minutes East 475.6 feet to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT HEREFROM THE STRIP OF LAND SOLD TO THE STATE OF ALABAMA, RECORDED IN REAL BOOK 369, PAGE 896, PROBATE OFFICE, SHELBY COUNTY, ALABAMA.

LESS AND EXCEPT that portion sold to the City of Montevallo Water Works and subject to easement for water line, the same being described as follows:

Commence at the Southeast corner of the Southwest Quarter of the Northwest Quarter of Section 2, Township 24 North, Range 12 East and run South 88 degrees 00 minutes West along the South line of said forty a distance of 461.21 feet; thence South 18 degrees 47 minutes East a distance of 20.65 feet to the point of beginning, being the Southeast corner of the lot herein conveyed; thence North 87 degrees 30 minutes West a distance of 100.00 feet; thence North 2 degrees 30 minutes East a distance of 100.00 feet; thence South 87 degrees 30 minutes East a distance of 100.0 feet; thence South 2 degrees 30 minutes West a distance of 100.0 feet to the point of beginning; located in the Southwest Quarter of Northwest Quarter and Northwest Quarter of Southwest Quarter, Section 2, Township 24 North, Range 12 East, Shelby County, Alabama.

Said easement is described as being an easement 10 feet wide, 5 feet on each side of a centerline described as beginning at the Northeast corner of the lot above described and run North 7 degrees 00 minutes East a distance of 126.69 feet to the South right of way of Highway Ho. 25; and also an extension of the above described easement beginning at a point 5 feet East of the Northeast corner of the above described water tank lot and extending South 7 degrees 00 minutes to an intersection with the East side of said lot; thence North 2 degrees 00 minutes East to the Northeast corner of said lot; thence East 5 feet to the point of beginning.

Shelby County, AL 10/13/2005 State of Alabama

Deed Tax:\$44.00

STEWART TITLE®
GUARANTY COMPANY