20051013000535440 1/2 \$25.00 Shelby Cnty Judge of Probate, AL 10/13/2005 03:08:09PM 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: Freedom Land Developers, L.L.C. P.O. Box 197 Montevallo, Alabama 35115

WARRANTY DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Forty-Seven Thousand and 00/100 Dollars (\$47,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Michael Ford, a <u>ちいの</u> person, hereinafter called "Grantors," do hereby GRANT, BARGAIN, SELL AND CONVEY unto Freedom Land Developers, L.L.C., an Alabama Limited Liability Company, hereinafter called "Grantee" 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 Exhibit "A"

Subject to all items of record

NOTE:

PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE(S), ON EVEN DATE HEREWITH, IN FAVOR OF <u>CENTRAL STATE BANK</u>, IN THE SUM OF

\$36,400.00.

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.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors there to on this date the 7th day of October, 2005.

GRANTOR

Michael Ford

STATE OF ALABAMA

SHELBY COUNTY

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Michael Ford, 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 UNDER MY HAND AND OFFICIAL SEAL OFFICE on this the 7th day of October, 2005.

NOTARY PUBLIC

My Commission Expires: 513/2008

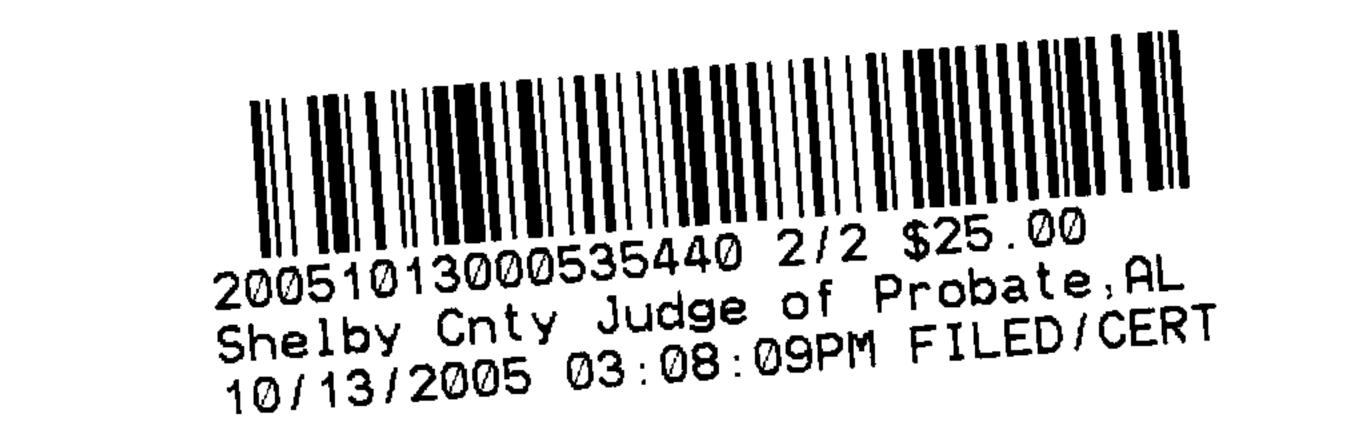


EXHIBIT "A" LEGAL DESCRIPTION

The West 90 feet of Lot No. 14, Lot No. 15 and Lot No. 16, of Block 192, of the John Dunstan's Survey of Calera (1868) recording referenced referred to as Map Book 1 Page 1 (hanging on wall) in the Probate Office of Shelby County, Alabama, said property being described as follows: Commence at a capped rebar in place being the Northwest corner of Lot No. 14 of Block No. 192 of the above referenced subdivision, said point being located on the Easterly right of way of 5th Street and being the point of beginning. From this beginning point proceed South 86 deg. 09 min. 39 sec. East along the North boundary of said Lot No. 14 of Block No. 192 for a distance of 90.0 feet to a capped rebar in place; thence proceed South 02 deg. 40 min. 21 sec. West for a distance of 150.0 feet (set ½ inch rebar) to a point on the Northerly right of way of Alabama Highway No. 25; thence proceed North 86 deg. 09 min. 39 sec. West along the Northerly right of way of said highway for a distance of 90.0 feet (set ½ inch rebar) to a point on the Easterly right of way of said 5th Street; thence proceed North 02 deg. 40 min. 21 sec. East along the Easterly right of way of said 5th Street for a distance of 150.0 feet to the point of beginning.

The above described land is located in the Northeast ¼ of Section 21, Township 22 South, Range 2 West, in the Probate Office of Shelby County, Alabama; being situated ion Shelby county, Alabama.

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

Deed Tax: \$11.00