

**SEND TAX NOTICES TO:**


ENCLAVE, LLC

1305 10th Avenue, Suite F,

Calera, Alabama, 35040

**WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

  
20051102000569780 1/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
11/02/2005 01:06:18PM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of One Million One Hundred Thousand and 00/100 Dollars (\$1,100,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **Patricia Ann Lucas** a ~~single~~ **un**married person (herein referred to as "Grantor"), hereby grants bargains, sells, and conveys unto **ENCLAVE, LLC** (herein referred to as "Grantee"), the real estate described on Exhibit "A" attached hereto and situated in Shelby County, Alabama.


[A portion of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

[This property does not constitute the homestead of Grantor nor of Grantor spouse.]

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

**AND THE GRANTOR** does for herself, and her heirs, executors, successors and assigns, covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted on Exhibit "A", that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and her heirs, executors, successors and assigns shall warrant and defend same to said Grantee, its successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the Grantor has signed and sealed this Deed on the 1 day of November, 2005.

  
Patricia Ann Lucas

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Patricia Ann Lucas, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 1 day of November, 2005

  
NOTARY PUBLIC

My Commission Expires: 6/17/07



## EXHIBIT "A"

Beginning at a RR iron at the SE corner of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 2, Township 24 North, Range 13 East, Shelby County, Alabama, thence South 89 degrees 23 minutes 51 seconds West a distance of 3472.26 feet to a RR iron; thence following the curvature thereof an arc distance of 250.24 feet (said arc having a chord bearing of North 25 degrees 43 minutes 28 seconds West, a counterclockwise direction, a chord distance of 250.21 feet and a radius of 4477.70 feet) and along the Easterly right of way of CSX Railroad; thence North 27 degrees 19 minutes 22 seconds West and along the Easterly right of way of CSX Railroad a distance of 618.65 feet; thence following the curvature thereof an arc distance of 384.69 feet (said arc having a chord bearing of North 21 degrees 51 minutes 58 seconds West, a clockwise direction, a chord distance of 384.11 feet and a radius of 2018.62 feet) and along the Easterly right of way of CSX Railroad; thence North 04 degrees 10 minutes 45 seconds West for a distance of 174.11 feet to a RR Iron; thence North 89 degrees 46 minutes 20 seconds East a distance of 457.77 feet to a 1" rod; thence South 06 degrees 05 minutes 17 seconds East a distance of 209.42 feet to a RR iron; thence North 89 degrees 10 minutes 11 seconds East a distance of 210.14 feet to a RR iron; thence North 04 degrees 29 minutes 11 seconds West a distance of 210.45 feet to a RR iron; thence North 89 degrees 26 minutes 36 seconds East a distance of 642.82 feet to a 1" pipe; thence South 00 degrees 10 minutes 38 seconds West a distance of 302.83 feet to a 2" pipe; thence South 00 degrees 13 minutes 20 seconds West a distance of 200.01 feet to a capped iron; thence North 89 degrees 46 minutes 42 seconds East a distance of 1313.32 feet to a capped iron; thence North 03 degrees 35 minutes 25 seconds West a distance of 200.32 feet to a 5/8" rebar; thence North 02 degrees 26 minutes 54 seconds West a distance of 119.42 feet to a capped iron; thence following the curvature thereof an arc distance of 428.99 feet to a capped iron (said arc having a chord bearing of South 81 degrees 44 minutes 29 seconds East, a counterclockwise direction, a chord distance of 426.01 feet and a radius of 1050.01 feet) and along the Southerly right of way of CSX Railroad; thence North 86 degrees 33 minutes 16 seconds East and along the Southerly right of way of CSX Railroad a distance of 832.86 feet to a capped iron; thence South 06 degrees 55 minutes 22 seconds East and along the Westerly right of way of Interstate 65 a distance of 707.08 feet to a capped iron; thence South 23 degrees 37 minutes 28 seconds East and along the Westerly right of way of Interstate 65 a distance of 104.40 feet to a capped iron; thence South 06 degrees 55 minutes 22 seconds East and along the Westerly right of way of Interstate 65 a distance of 149.14 feet to a capped iron; thence South 04 degrees 41 minutes 59 seconds East and along the Westerly right of way of Interstate 65 a distance of 146.54 feet; to the point and place of beginning.



## EXHIBIT "A" (continued)

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Less and except a parcel of land located in the North ½ of Section 2, Township 24 North, Range 13 East, Shelby County, Alabama:

Commencing at the SW corner of the SW ¼ of the NE ¼ of Section 2; thence North 89 degrees 23 minutes 51 seconds East for a distance of 303.98 feet; thence North 46 degrees 34 minutes 52 seconds West a distance of 42.09 feet to a RR iron and Point of Beginning; thence North 46 degrees 34 minutes 52 seconds West a distance of 216.32 feet to a 5/8" rebar; thence North 83 degrees 31 minutes 51 seconds West for a distance of 194.51 feet to a capped iron; thence South 24 degrees 30 minutes 27 seconds West for a distance of 193.35 feet to a 5/8" rebar; thence North 89 degrees 17 minutes 25 seconds East for a distance of 430.63 feet to RR Iron and said Point of Beginning.

Less and except any portion of Dunstan's Map of the Town of Calera.

Less and except any portion that may lie within a road right of way.

Less and except any portion lying within the railroad right of way

All being situated in Shelby County, Alabama.

**SUBJECT TO:** i) taxes and assessments for the year 2006, a lien but not yet payable; ii) easement and highway right of way recorded in Volume 197, page 259; iii) rights of upstream, and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property; and iv) coal, oil, gas and mineral and mining rights which are not owned by Grantor/Mortgagor.

THIS INSTRUMENT PREPARED BY AND AFTER  
RECORDATION SHOULD BE RETURNED TO:  
William B. Hairston III  
Engel, Hairston, & Johanson P.C.  
P.O. Box 11405  
Birmingham, AL 35202  
(205) 328-4600