

THIS DEED WAS PREPARED BY:

SEND TAX NOTICES TO:

JOHN DAUGHERTY  
ATTORNEY AT LAW  
1601 GENTILLY DRIVE  
VESTAVIA HILLS, AL. 35226

VENTURE DEVELOPMENT, L.L.C. ✓  
1635 NORTH McFARLAND BLVD.  
SUITE 502  
TUSCALOOSA, AL. 35406

**WARRANTY DEED**

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JZ

STATE OF ALABAMA     )  
SHELBY COUNTY         )

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One (\$1.00) Dollar and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned D & D, L.L.C., an Alabama Limited Liability Company, (Grantor) hereby grant, bargain, sell and convey unto Venture Development, L.L.C., an Alabama Limited Liability Company, (Grantees), all its right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

**LEGAL DESCRIPTION**

**D&D, L.L.C. TO VENTURE DEVELOPMENT, L.L.C**

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 21 SOUTH, RANGE 3 WEST, BEING A PART OF THE SAME LAND DESCRIBED IN A DEED TO DAUGHERTY ASSOCIATES, RECORDED IN INSTRUMENT NO. 1992-030519, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA, and subsequently conveyed to D & D, L.L.C. in Instrument No. 1999-52416. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12;

THENCE N 00°36'51" W, ALONG THE EAST LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 548.72 FEET TO A POINT;

THENCE S 89°13'43" W, A DISTANCE OF 197.42 FEET TO A POINT;

THENCE S 23°16'08" E, A DISTANCE OF 109.47 FEET, TO A POINT;

THENCE S 88°45'57" E, A DISTANCE OF 95.31 FEET TO A POINT;

THENCE S 00°36'51" E, A DISTANCE OF 442.14 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165";

THENCE S 88°45'57" E, A DISTANCE OF 60.03 FEET TO THE POINT OF BEGINNING. THE HEREIN DESCRIBED PARCEL CONTAINS 1.02 ACRES OF LAND.

The above described property does not constitute any part of the homestead of the grantor.

SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS, AND ENCUMBRANCES OF RECORD.

TO HAVE AND TO HOLD the described premises to said GRANTEE, its SUCCESSORS, HEIRS and ASSIGNS FOREVER in fee simple forever, together with every contingent remainder and right of reversion.

D & D, L.L.C. warrants that it will perform whatever actions are necessary for a speedy full and complete conveyance of the above described real property in exchange for a swap, transfer and/or conveyance of adjacent real property owned by Venture Development, L.L.C. Each of these two (2) respective deeds will be executed and recorded of even date. Each of these properties will be exchanged simultaneously one for the other. If one of these properties cannot be exchanged for the other, then this conveyance will be considered null and void leaving each



of the two (2) parties where they were prior to the execution of this document. If a problem arises rendering one or both of the titles from being transferred to the other party, there will be a reasonable time for the problem to be resolved such that the complete title is transferred.

And I(we) do for myself(ourselves) and for my(our) heirs, executors, successors and administrators covenant with the said grantees, their heirs, successors and assigns, that I(we) am(are) lawfully seized in fee simple of said premises; that it is free from any and all environmental concerns; that it is free from all encumbrances, unless otherwise noted above; that I(we) have a good right to sell and convey the same as aforesaid; that I(we) will and my(our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his(its) heirs, successors and assigns forever, against the lawful claims of all persons and entities.

Given under my hand and seal, this 2<sup>nd</sup> day of November, 2005.

D & D, L.L.C. (Grantor)

BY: John A. Daugherty  
JOHN A. DAUGHERTY

ITS: MEMBER

Shelby County, AL 11/02/2005  
State of Alabama

Deed Tax: \$70.00

State of Alabama )  
County of Shelby )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that John A. Daugherty, whose name as a Member of D & D, L.L.C., an Alabama Limited Liability Company as 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 this conveyance, he, as such Member and with full authority executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand this the 2<sup>nd</sup> day of November 2005.

Michelle L. Yaulough  
Notary Public

My Commission expires: \_\_\_\_\_