1724

20051201000621770 1/2 $15.00
Shelby Cnty Judge of Probate, AL
12/01/2005 11:17:40AM FILED/CERT

PREPARED WITHOUT BENEFIT OF SURVEY
PREPARER OF INSTRUMENT MAKES NO WARRANTY AS TO LEGAL DESCRIPTION

Send Tax Notice To:
Building Resources, Inc.
250 Yeager Parkway – Suite C
Pelham, AL 35124

This instrument was prepared by:
James W. Fuhrmeister
ALLISON, MAY, ALVIS, FUHRMEISTER & KIMBROUGH, L.L.C.
P. O. Box 380275
Birmingham, AL 35238

WARRANTY DEED

STATE OF ALABAMA)
) **KNOW ALL MEN BY THESE PRESENTS,**
COUNTY OF SHELBY)

THAT IN CONSIDERATION OF **Two Hundred Fifteen Thousand and 00/100 ($215,000.00)** and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **William Randall May, a married man,** (herein referred to as Grantor, whether one or more) do grant, bargain, sell and convey unto **Building Resources, Inc,** (herein referred to as Grantee, whether one or more), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See Attached Exhibit "A"

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

NOTE: This is not the homestead of the Grantor or the Grantee.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

And Grantor does for himself and for his heirs and assigns, covenant with said Grantee, its successors and assigns, that he is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will and his successors, assigns, heirs, executors, personal representatives and administrators shall, warrant and defend the same to the said Grantee, its successors, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal, this 4th day of November, 2005.

WILLIAM RANDALL MAY

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William Randall May, whose name 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 the conveyance, he executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 4th day of November, 2005.

Notary Public
My commission expires: 5/21/07

$215,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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SCHEDULE A – LEGAL DESCRIPTION

A parcel of land situated in the NW ¼ of the NW ¼ of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the NW corner of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama, and run in a Southerly direction along the West line of said Section a distance of 333.10 feet to the point of beginning of herein described parcel; thence deflect 87 deg. 04 min. 50 sec. and run to the left in an Easterly direction a distance of 388.52 feet to a point; thence turn an interior angle of 92 deg. 55 min. 10 sec. and run to the right in a Southerly direction distance of 333.10 feet to a point, thence turn an interior angle of 87 deg. 04 min. 50 sec. and run to the right in a Westerly direction a distance of 388.52 feet to a point on the West line of said section, thence turn an interior angle of 92 deg. 55 min. 10 sec. and run to the right in a Northerly direction along said West line a distance of 331.10 feet to the point of beginning

Said parcel also a 60 foot ingress and egress and utility easement lying 30 feet on either side of and parallel to the following described centerline

Commence at the SE corner of said parcel and run in a Northerly direction along the East line of said parcel a distance of 100.00 feet to a point, thence deflect 92 deg. 55 min. 10 sec. and run to the right in an Easterly direction for a distance of 30.04 feet to the point of beginning of herein described centerline, thence deflect 87 deg. 04 min. 50 sec. and run to the right and in a Southerly direction a distance of 100.00 feet to a point, thence deflect 0 deg. 08 min. 00 sec. and run to the right in a Southerly direction a distance of 1460.38 feet to a point; thence run along the arc of a curve to the left having a radius of 1450.00 feet and a central angle of 25 deg. 10 min. 10 sec. in a Southerly to Southeasterly direction a distance of 636.97 feet to a point; thence run tangent to last described curve in a Southeasterly direction a distance of 704.51 feet to a point on the Northwesterly right of way of Shelby County Highway No. 119 and the end of herein described centerline

Being situated in Shelby County, Alabama