20051222000660730 1/2 $214.00
Shelby Cnty Judge of Probate, AL
12/22/2005 02:33:01PM FILED/CERT

Send Tax Notice To:
MAXUS CONSTRUCTION COMPANY
700 Southgate Dr Suite B
Pelham Ala 35124

Shelby County, AL 12/22/2005
State of Alabama

Deed Tax: $200.00

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

That in consideration of **TWO HUNDRED THOUSAND and NO/00 Dollars ($** 200,000.00**)** and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

FIRST NATIONAL BANK OF SHELBY COUNTY

grant, bargain, sell and convey unto,

MAXUS CONSTRUCTION COMPANY INC

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.
Situated in Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

This property constitutes no part of the homestead of the grantor, or of his spouse.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

$0.00 of the above-recited consideration was paid from a first mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6th day of December, 2005.

FIRST NATIONAL BANK OF SHELBY COUNTY

BY: CRAIG NELSON
AS: PRESIDENT

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, Judy R. Davis, a Notary Public in and for said County, in said State, hereby certify that

CRAIG NELSON AS PRESIDENT OF FIRST NATIONAL BANK OF SHELBY COUNTY

whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6 day of December, 2005.

Judy R Davis
Notary Public
My Commission Expires: 7/3/06

JUDY R DAVIS
NOTARY PUBLIC
ALABAMA STATE AT LARGE

Atchison

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SCHEDULE A CONTINUED
LEGAL DESCRIPTION

A parcel of land situated in the SE 1/4 of the NW 1/4 and NE 1/4 of the SW 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama and more particularly described as follows:

Commence at the Northeast corner of the said Southwest 1/4 of said Section 31; thence run in a westerly direction along the North line of said SW 1/4 for a distance of 301.28 feet to a point; thence turn a deflection to the left of 51 degrees 49 minutes 38 seconds and run in a southwesterly direction a distance of 150.00 feet to a point, said point being the Point of Beginning of the parcel herein described; thence turn a deflectoin angle to the right of 91 degrees 10 minutes 21 seconds and run in a northwesterly direction a distance of 186.00 feet to a point; thence turn an intgerior angle 219 degrees 20 minutes 43 seconds and run to the left in a westerly direction a distance of 173.94 feet to a point; thence turn an interior angle of 92 degrees 34 minutes 40 seconds and runto the right in a northerly direction a distance of 105.16 feet to a point, said point being on the south line of Cahaba Valley Park North, as recorded in Map Book 13 at page 140 A & B, Shelby County, Alabama; thence turn an interior angle of 87 degrees 21 minutes 43 seconds and run to the right in an easterly direction a distance of 283.40 feet to a point; thence turn an interior angle of 108 degrees 53 minutes 15 seconds and run to the right iin a southeasterly direction a distance of 635.86 feet to a point, said point being on the northerly right of way line of Southgate Drive as recorded in Map Book 22 at page 91, Shelby County, Alabama, and also being on a curve to the left; thence turn an interior angle of 87 degrees 11 minutes 12 seconds to tangent and run to the right along the arc of said curve, having a central angle of 2 degrees 48 minutes 48 seconds and a radius of 280.00 feet in a southwesterly direction along said right of way an arc distance of 13.75 feet to a point; thence continue tangent to last described curve, in a southwesterly direction, along said right of way, a distance of 46.26 feet to a point; thence turn ann interior angle of 90 degrees 00 minutes 00 seconds and leaving said right of way, run to the right in a northwesterly direction, a distance of 395.80 feet to a point; thence turn an angle of 123 degrees 00minutes 00 seconds and run to the right in a norhteasterly direction a distance of 30.00 feet to the point of beginning.