

PLEASE RETURN TO:

DAVID P. CONDON, PC

300 UNION HILL DR. STE 200

BIRMINGHAM, AL 35209



20060117000023390 1/2 \$37.00
Shelby Cnty Judge of Probate, AL
01/17/2006 09:52:37AM FILED/CERT

This instrument was prepared by
David P. Condon
Moss & Condon, L.L.C.
300 Union Hill Drive, Suite 200
Birmingham, Alabama 35209

Send tax notice to:
Nelson Design Group, LLC
P.O. Box 430241
Birmingham, Alabama 35243

WARRANTY DEED

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

That in consideration of **One Hundred Fifteen Thousand and 00/100 Dollars (\$115,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, I,

Gayle K. Christopher, an unmarried woman,

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Nelson Design Group, LLC

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

See Attached Exhibit A

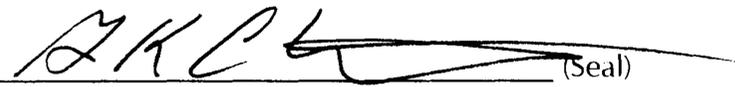
\$92,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

- Subject to: (1) 2006 ad valorem taxes not yet due and payable;
- (2) all mineral and mining rights not owned by the Grantor; and
- (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD Unto Grantee, its successors and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantee, its successors and assigns forever, against the lawful claims of all persons.

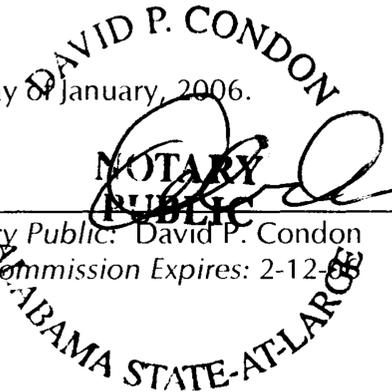
IN WITNESS WHEREOF, I have set my hand and seal, this 6th day of January, 2006.

By:  (Seal)
Gayle K. Christopher

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Gayle K. Christopher, 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of January, 2006.


Notary Public: David P. Condon
My Commission Expires: 2-12-08

Shelby County, AL 01/17/2006
State of Alabama
Deed Tax: \$23.00

20060117000023390 2/2 \$37.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT A

A parcel of land more particularly described as follows:

From a 15 inch pipe accepted as the Northeast corner of the Northwest $\frac{1}{4}$ - Northeast $\frac{1}{4}$ of Section 29, Township 19 South, Range 1 East, run thence West along the accepted North boundary of said Northwest $\frac{1}{4}$ - Northeast $\frac{1}{4}$ a distance of 1341.79 feet to a 1 inch solid bar accepted as the Northeast corner of the Northeast $\frac{1}{4}$ - Northwest $\frac{1}{4}$ of said Section 29, being the point of beginning of herein described parcel of land, thence turn 90 degrees, 01 minutes, 22 seconds right and run 81.36 feet to a 1 inch bar on the South boundary of Old U.S. Highway #280 (80 foot right of way); thence turn 88 degrees, 40 minutes, 33 seconds left and run 141.68 feet along said highway boundary of a $\frac{1}{2}$ inch rebar; thence turn 01 degrees, 57 minutes, 44 seconds left and run 77.60 feet along said highway boundary to a $\frac{1}{2}$ inch rebar; thence turn 01 degrees, 57 minutes left and run 60.85 feet along said highway boundary to a $\frac{1}{2}$ inch rebar; thence turn 89 degrees, 07 minutes, 13 seconds left and run 1403.24 feet to a $\frac{1}{2}$ inch rebar; thence turn 88 degrees, 43 minutes, 10 seconds left and run 279.98 feet to a 1 inch pipe accepted as the Southeast corner of the Northeast $\frac{1}{4}$ - Northwest $\frac{1}{4}$ of said Section 29; thence turn 91 degrees, 37 minutes, 43 seconds left and run 397.88 feet to a 1 inch pipe; thence turn 80 degrees, 02 minutes, 19 seconds left and run 156.23 feet to a $\frac{1}{4}$ inch pipe; thence turn 00 degrees, 27 minutes, 52 seconds right and run 766.07 feet to the point of beginning of herein described parcel of land.

Situated in Shelby County, Alabama.

