

20060120000031760 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
01/20/2006 08:06:10AM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

LWELLEN REALTY, LLC

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO MILLION TWO HUNDRED TWENTY FIVE THOUSAND DOLLARS and 00/100 (\$2,225,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, DONALD BRUCE IRWIN, A MARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto LWELLEN REALTY, LLC, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

A parcel of land lying and being in the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 5, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of the Northwest $\frac{1}{4}$ of Southeast $\frac{1}{4}$ of Section 5, Township 19 South, Range 1 West; thence run in a Southerly direction, along the East line of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ for a distance of 29.94 feet to a capped iron being the point of beginning; thence continue along the last said course for a distance of 210.06 feet to a 1 inch open top pin; thence with an interior angle of 92 degrees 17 minutes 43 seconds left, leaving said East line, run in a Westerly direction for a distance of 765.35 feet to a capped iron on the Eastern right-of-way of U.S. Highway 280; thence with an interior angle of 95 degrees 57 minutes 59 seconds left run in a Northerly direction along the Eastern right-of-way for a distance of 161.98 feet to a right-of-way monument; thence with an interior angle of 93 degrees 57 minutes 46 seconds left continue along said right-of-way for a distance of 143.30 feet to a right-of-way monument; thence with a deflection angle of 79 degrees 52 minutes 45 seconds left continue along said right-of-way in a Northerly direction for a distance of 29.79 feet to a capped iron on the Southern right-of-way of Bowling Drive; thence with an interior angle of 89 degrees 41 minutes 17 seconds left run in a Easterly direction along last said right-of-way for a distance of 649.38 feet to the POINT OF BEGINNING.

SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE

SUBJECT TO:

1. TAXES FOR THE YEAR 2005 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
2. LESS AND EXCEPT ANY PART OF SUBJECT PROPERTY LYING WITHIN THE RIGHT OF WAY OF PUBLIC ROAD.

3. RIGHT OF WAY TO ALABAMA POWER COMPANY AS SET OUT IN INSTRUMENT RECORDED IN VOLUME 111, PAGE 404 VOLUME 11, PAGE 406 AND VOLUME 129, PAGE 70 VOLUME 134, PAGE 420 AND VOLUME 136, PAGE 312.

4. RIGHT OF WAY TO SHELBY COUNTY, AS RECORDED IN BOOK 293, PAGE 477.

All of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, 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, his, her, or their heirs and assigns, that 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, DONALD BRUCE IRWIN, A MARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 5th day of January, 2006.

D. Bruce Irwin by and through
DONALD BRUCE IRWIN, BY AND THROUGH
HIS ATTORNEY IN FACT, RANDY JOHANSEN
his attorney in fact, Randy Johansen

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that RANDY JOHANSEN whose name(s) as attorney in fact for DONALD BRUCE IRWIN, is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, she, they, executed the same voluntarily on the day the same bears date.

Given under my hand this the 5TH Day of JANUARY, 2006
[Signature]
Notary Public
My commission expires: 9.27.09

