SEND TAX NOTICE TO:
K & C Properties, L.L.C. by Mike Craft its
Member
78 Lake Kathryn Drive
Sterrett, Alabama 35147

This instrument was prepared by Shannon E. Price, Esq. P. O. Box 19144
Birmingham, AL 35219

20060203000056460 1/2 \$28.50 Shelby Cnty Judge of Probate, AL 02/03/2006 11:05:33AM FILED/CERT

## WARRANTY DEED

STATE OF Alabama

Jefferson COUNTY

## KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifty Thousand dollars & no cents (\$250,000.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Jerry L. Salser and wife, Norma L. Salser (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto K & C Properties, L.L.C. (herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

COMMENCING AT THE NE CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE NORTH 0 DEGREES 17 MINUTES 31 SECONDS WEST ALONG THE EAST LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 120.00'; THENCE NORTH 88 DEGREES 19 MINUTES 03 SECONDS EAST A DISTANCE OF 64.41 FEET TO THE WESTERLY RIGHT-OF-WAY OF SHELBY COUNTY HIGHWAY 447 AND A POINT ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 08 DEGREES 06 MINUTES 37 SECONDS AND A RADIUS OF 663.47', SAID CURVE SUBTENDED BY A CHORD BEARING SOUTH 7 DEGREES 38 MINUTES 36 SECONDS WEST AND A CHORD DISTANCE OF 93.84'; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY A DISTANCE OF 93.91'; THENCE SOUTH 3 DEGREES 35 MINUTES 17 SECONDS WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 217.22 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 45 MINUTES 03 SECONDS AND A RADIUS OF 1560.24'; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY A DISTANCE OF 20.44' TO THE POINT OF BEGINNING; THENCE SOUTH 74 DEGREES 48 MINUTES 7 SECONDS WEST AND LEAVING SAID RIGHT-OF-WAY A DISTANCE OF 284.55'; THENCE SOUTH 60 DEGREES 30 MINUTES 28 SECONDS WEST A DISTANCE OF 558.71 FEET; THENCE NORTH 84 DEGREES 40 MINUTES 44 SECONDS WEST A DISTANCE OF 590.66 FEET; THENCE SOUTH 0 DEGREES 4 MINUTES 59 SECONDS EAST A DISTANCE OF 618.40'; THENCE NORTH 88 DEGREES 16 MINUTES 00 SECONDS EAST A DISTANCE OF 790.19'; THENCE NORTH 86 DEGREES 46 MINUTES 53 SECONDS EAST A DISTANCE OF 528.03'; THENCE NORTH 0 DEGREES 17 MINUTES 31 SECONDS WEST A DISTANCE OF 788.05'; THENCE NORTH 88 DEGREES 19 MINUTES 3 SECONDS EAST A DISTANCE OF 33.23 FEET TO THE WESTERLY RIGHT-OF-WAY OF SHELBY COUNTY HIGHWAY 447 AND A POINT ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02 DEGREES 35 MINUTES 53 SECONDS AND A RADIUS OF 1560.24', SAID CURVE SUBTENDED BY A CHORD BEARING NORTH 1 DEGREE 32 MINUTES 19 SECONDS EAST AND A CHORD DISTANCE OF 70.74'; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 70.75' TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION OF SUBJECT PROPERTY THAT LIES WITHIN THE RIGHT OF WAY OF A ROAD.

SITUATED IN SHELBY COUNTY, ALABAMA

THERE IS ALSO CONVEYED TO GRANTEE, HIS HEIRS, SUCCESSORS AND ASSIGNS A PERMANENT AND PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR INGRESS AND EGRESS AND INSTALLATION OF UTILITIES OVER AND ALONG THE EXISTING DIRT DRIVE WHICH LEADS FROM SHELBY COUNTY HIGHWAY NO. 447 IN A WESTERLY AND SOUTHERLY DIRECTION WHICH IS KNOWN AS SHOP ROAD, INCLUDING THE RIGHT TO ACCESS THEREFROM TWO MOBILES HOMES AND/OR MOBILE HOME SITES LOCATED ON THE NORTHERN PORTION OF PARCEL LAND BEING THIS DAY CONVEYED TO JERRY L. SALSER, WHICH SAID EASEMENT AND RIGHT-OF-WAY SHALL BE 32 FEET IN WIDTH, THE CENTERLINE OF WHICH SHALL BE THE

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## EXISTING CENTER LINE OF SAID SHOP ROAD.

THERE IS ALSO CONVEYED TO GRANTEE, HIS HEIRS, SUCCESSORS AND ASSIGNS A PERMANENT AND PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR INGRESS AND EGRESS AND INSTALLATION OF UTILITIES 32 FEET IN WIDTH LEADING FROM THE SOUTHERN BOUNDARY LINE OF SHOP ROAD SOUTH ALONG SQUIRE DRIVE TO THE POINT OF INTERSECTION WITH THE NORTHERN BOUNDARY OF PROPERTY BEING CONVEYED TO THE SAID JERRY L. SALSER, THE CENTER LINE OF WHICH IS THE CENTER LINE OF SQUIRE DRIVE.

SITUATED IN SHELBY COUNTY, ALABAMA

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Norma L. Salser is signing for the purpose of relinquishing her dower lien in the homestead rights.

Subject to: (1) Taxes for the year 2004 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, conditions of record, if any. (3) Mineral and mining rights, if any.

of the purchase price is being paid by the proceeds of a first mortgage loan executed and 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, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this January, 2006.

Norma L. Salser

STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jerry L. Salser, a married man married to Norma L. Salser, whose name(s) 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of January, 2006.

State of Alabama

Deed Tax: \$14.50

Notation Public STATE OF ALABAMA AT LARGE MY COMMISSION EXPIRES: OCT 21, 2006 (Seal)

BONDED THRU NOTARY PUBLIC UNDERWRITERS

STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Norma L. Salser, a married woman married to Jerry L. Salser, whose name(s) 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of January, 2006.

Notary Public.

(Seal)