



20060206000061100 1/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
02/06/2006 03:56:48PM FILED/CERT

**SEND TAX NOTICES TO:**

Steve Jordan  
2020 Heritage Lakes Crest,  
Columbiana, AL 35051

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of Two Hundred Ten Thousand and 00/100 Dollars (\$210,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **Shelby Springs Road, L.L.C.** (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **Steve Jordan** (herein referred to as "Grantee"), the real estate situated in Shelby County, Alabama, and described on Exhibit "A" attached hereto.

[A portion of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

[This property does not constitute the homestead of Grantor nor of Grantor spouse.]

**TO HAVE AND TO HOLD** the described premises to Grantee, its successors and assigns forever.

**AND THE GRANTOR** will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of Grantor and all others claiming by or under Grantor.


**IN WITNESS WHEREOF**, the Grantor has signed and sealed this Deed on the 3 day of February, 2006.

**Shelby Springs Road, L.L.C.**

BY Donald W. Murphy, Jr.  
Donald W. Murphy, Jr.  
(Its Manager)

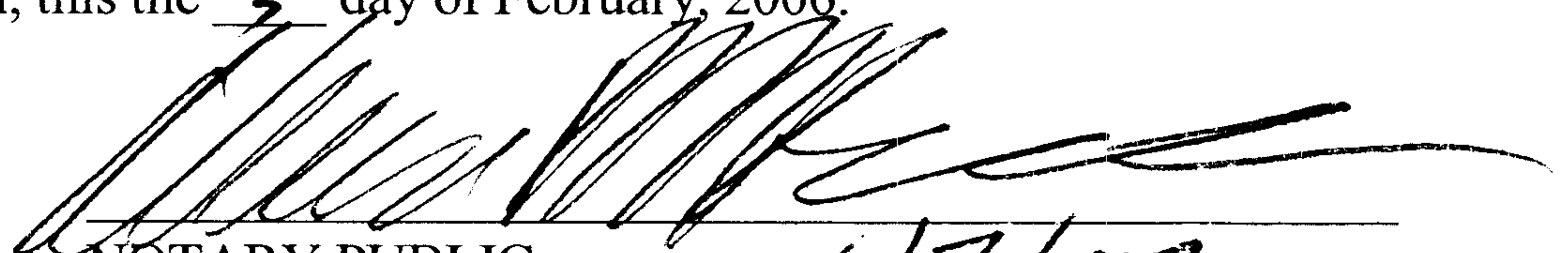
*Engel Heursten*

STATE OF ALABAMA  
JEFFERSON COUNTY

  
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald W. Murphy, Jr., whose name as Manager of Shelby Springs Road, L.L.C., a limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such manager, and with full authority, executed the same voluntarily, as an act of said corporation, acting in its capacity as aforesaid.

Given under my hand and official seal, this the 3 day of February, 2006.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 6/7/07

THIS INSTRUMENT PREPARED BY AND AFTER  
RECORDATION SHOULD BE RETURNED TO:

William B. Hairston III  
Engel, Hairston, & Johanson P.C.  
P.O. Box 11405  
Birmingham, AL 35202  
(205) 328-4600



## EXHIBIT "A"

### PARCEL NO. 6:

Commence at a 4" x 4" concrete monument in place being the Northwest corner of the Northwest one-fourth of the Southeast one-fourth of Section 31, Township 21 South, Range 1 West, Shelby County, Alabama; thence proceed North 89° 43' 22" East along the North boundary of said quarter-quarter section for a distance of 412.12 feet; thence proceed South 67° 44' 07" West for a distance of 1757.50 feet; thence proceed South 39° 22' 10" West for a distance of 382.81 feet; thence proceed South 30° 52' 08" East for a distance of 207.50 feet; thence continue South 30° 52' 08" East for a distance of 223.35 feet; thence proceed North 14° 39' 14" East for a distance of 202.74 feet to the point of beginning, from this beginning point proceed North 14° 39' 14" East for a distance of 248.68 feet; thence proceed North 76° 14' 26" East for a distance of 2010.60 feet to a point on the Easterly boundary of a 60 foot ingress, egress and utility easement; thence proceed South 17° 11' 17" East along the Easterly boundary of said easement for a distance of 233.01 feet; thence proceed South 40° 00' 20" West along the centerline of a 50 foot ingress, egress and utility easement for a distance of 350.68 feet; thence proceed South 25° 54' 26" West along the centerline of said 50 foot easement for a distance of 258.71 feet; thence proceed South 58° 33' 15" West along the centerline of said 50 foot easement for a distance of 106.95 feet; thence proceed North 80° 14' 43" West along the centerline of said 50 foot easement for a distance of 260.38 feet; thence proceed South 53° 13' 25" West along the centerline of said 50 foot easement for a distance of 244.02 feet; thence proceed North 44° 29' 01" West for a distance of 392.07 feet; thence proceed South 82° 49' 28" West for a distance of 772.57 feet; thence continue South 82° 49' 28" West for a distance of 162.90 feet to the point of beginning.

The above described land is located in the Northeast one-fourth of the Southwest one-fourth and the Northwest one-fourth of the Southeast one-fourth of Section 31, Township 21 South, Range 1 West.

The above described land is subject to a 60 foot ingress, egress and utility easement along the East boundary of said property and is also subject to the North one-half of a 50 foot ingress, egress and utility easement being located on the Southeasterly boundary of said property.

All of the above property is located and situated in the Shelby County, Alabama,

**SUBJECT TO:** i) taxes and assessments for the year 2006, a lien but not yet payable; ii) restrictions covenants and conditions as set out in instrument recorded as Instrument 2001-18706 and 20050214000071380; iii) easement to Alabama Power Company as shown by Instrument recorded as Instrument No 1995-7104; iv) Timber Sales Agreement recorded in Instrument 20020627000301960; v) rights of others to the use of any Lake(s); vi) less and except any portion of the land lying within any lake(s); and vii) coal, oil, gas and mineral and mining rights which are not owned by Grantor/Mortgagor.