

Send Tax Notice To:  
Jane M. Gregoritch, Trustee  
10111 SW 67<sup>th</sup> Drive  
Gainesville, Florida 32608

**STATE OF ALABAMA**

**SHELBY COUNTY**

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Two Hundred Seventy Thousand and 00/100 Dollars (\$270,000.00) and other good and valuable consideration to the undersigned, **OVER A BARREL, LLC**, an Alabama limited liability company (hereinafter referred to as the "Grantor"), in hand paid by **JANE M. GREGORITCH, as Trustee of the Jane M. Gregoritch Qualified Personal Residence Trust** (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantee all of its right, title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

**See Exhibit "A" attached hereto and made a part hereof by reference and incorporation.**

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is subject to the following:

1. Taxes, dues and assessments due in the year 2006 and subsequent years.
2. Right of way granted to Shelby County by instrument recorded in Deed Book 207, Page 22, in the Shelby County Probate Office.
3. Reservation of water line easement as set out in Instrument #1997-40591 in the Shelby County Probate Office.
4. Riparian rights, if any, in and to the use of Yellowleaf Creek.
5. Less and except any portion lying within Yellowleaf Creek as shown on the surveys by Larry W. Carver dated August 26, 1994, and October 19, 1997.
6. Less and except any portion lying within the Old Road as shown on the survey by Larry W. Carver dated October 19, 1997.
7. All recorded mortgages, recorded and unrecorded easements, liens, restrictions, set-back lines, rights-of-way, limitations and other matters of record in the Office of the

*Robert D. Daniel*

Judge of Probate of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

And said Grantor does for itself and its successors and assigns covenant with said Grantee, its successors and assigns, that it is lawfully seized of said premises; that said premises are free from all encumbrances, except as noted above; that it has a good right to sell and convey the same as aforesaid; and that it will warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

31<sup>st</sup> IN WITNESS WHEREOF, the Grantor has executed this Statutory Warranty Deed on this January day of January, 2006.

OVER A BARREL, LLC, an Alabama  
Limited liability company

Jane M. Gregoritch & 1/31/06  
By: Jane M. Gregoritch  
Its: Member

[Signature] 1/31/06  
By: Lewis Rhea Baxter, Jr.  
Its: Member



STATE OF FLORIDA


\_\_\_\_\_ COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **JANE M. GREGORITCH** and **LEWIS RHEA BAXTER, JR.**, whose names as Members of **OVER A BARREL, LLC**, an Alabama limited liability company, is signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date for and as the act of said limited liability company.

Given under my hand and official seal this the 31 day of JAN, 2006.



Thomas Francella  
Commission #DD263792  
Expires: Nov 02, 2007  
Bonded Thru  
Atlantic Bonding Co., Inc

  
NOTARY PUBLIC

My Commission Expires: NOV 2, 2007



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Shelby Cnty Judge of Probate, AL  
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## EXHIBIT "A"

A tract of land situated in the East  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of Section 13, Township 20 South, Range 1 West, and in the West  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of Section 18, Township 20 South, Range 1 East, Shelby County, Alabama, described as follows:

Commencing at the Northeast Corner of Section 13, Township 20 South, Range 1 West, Shelby County, Alabama; thence South 0 degrees 33 minutes 38 seconds West, a distance of 397.74 feet for the POINT OF BEGINNING; thence South 65 degrees 04 minutes 33 seconds West, a distance of 756.86 feet to the Northeasterly Right of Way Line of Shelby County No. 49; thence North 21 degrees 40 minutes 10 seconds West along said road right of way line, a distance of 77.70 feet; thence North 30 degrees 09 minutes 01 second West along said road right of way line a distance of 104.58 feet; thence North 40 degrees 39 minutes 44 seconds West along said road right of way line a distance of 133.83 feet; thence North 48 degrees 53 minutes 17 seconds West along said road right of way line a distance of 63.95 feet; thence North 9 degrees 20 minutes 21 seconds West, a distance of 300.49 feet; thence North 66 degrees 38 minutes 35 seconds East, a distance of 51.79 feet; thence North 77 degrees 46 minutes 35 seconds East, a distance of 190.05 feet; thence North 74 degrees 20 minutes 35 seconds East, a distance of 87.75 feet; thence North 67 degrees 06 minutes 35 seconds East, a distance of 123.89 feet; thence South 3 degrees 38 minutes 29 seconds East, a distance of 33.83 feet; thence North 68 degrees 05 minutes 20 seconds East, a distance of 52.46 feet; thence North 79 degrees 13 minutes 17 seconds East, a distance of 35.32 feet; thence South 87 degrees 30 minutes 23 seconds East, a distance of 222.32 feet; thence South 77 degrees 52 minutes 19 seconds East, a distance of 52.10 feet; thence South 70 degrees 23 minutes 39 seconds East, a distance of 159.23 feet; thence South 51 degrees 49 minutes 26 seconds East, a distance of 70.24 feet; thence North 38 degrees 11 minutes 07 seconds East, a distance of 15.00 feet; thence South 51 degrees 48 minutes 21 seconds East, a distance of 120.61 feet; thence South 26 degrees 05 minutes 58 seconds East, a distance of 99.84 feet; thence South 44 degrees 12 minutes 48 seconds East, a distance of 74.54 feet; thence South 74 degrees 25 minutes 53 seconds East, a distance of 99.30 feet; thence South 64 degrees 31 minutes 25 seconds East, a distance of

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16.65 feet; thence South 77 degrees 00 minutes 03 seconds East, a distance of 25.22 feet; thence North 78 degrees 40 minutes 47 seconds East, a distance of 42.50 feet; thence North 57 degrees 28 minutes 47 seconds East, a distance of 32.10 feet; thence North 29 degrees 12 minutes 02 seconds East, a distance of 24.90 feet; thence North 43 degrees 34 minutes 41 seconds East, a distance of 29.31 feet to the centerline of Yellowleaf Creek ; thence South 32 degrees 03 minutes 21 seconds East along said creek a distance of 33.49 feet; thence South 20 degrees 27 minutes 46 seconds East along said creek a distance of 81.97 feet; thence South 25 degrees 22 minutes 57 seconds West along said creek a distance of 51.03 feet; thence South 18 degrees 00 minutes 19 seconds West along said creek a distance of 226.57 feet; thence South 3 degrees 02 minutes 39 seconds West along said creek a distance of 78.28 feet; thence South 53 degrees 19 minutes 35 seconds East along the center of creek a distance of 26.23 feet; thence South 84 degrees 57 minutes 47 seconds East along the center of creek a distance of 49.78 feet; thence South 49 degrees 00 minutes 40 seconds East along the center of creek a distance of 48.25 feet; thence South 2 degrees 26 minutes 08 seconds West along the center of creek a distance of 53.44 feet; thence South 34 degrees 19 minutes 53 seconds East along the center of creek a distance of 115.52 feet; thence South 0 degrees 43 minutes 42 seconds East along the center of creek a distance of 77.88 feet; thence South 4 degrees 21 minutes 08 seconds East along the center of creek a distance of 322.28 feet; thence South 4 degrees 12 minutes 34 seconds East along the center of creek a distance of 63.44 feet; thence South 54 degrees 26 minutes 29 seconds West along the

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center of creek a distance of 24.01 feet; thence North 83 degrees 19 minutes 41 seconds West along the center of creek a distance of 38.40 feet; thence North 29 degrees 13 minutes 50 seconds West along the center of creek a distance of 31.78 feet; thence North 15 degrees 23 minutes 16 seconds West along the center of creek a distance of 56.00 feet; thence North 36 degrees 40 minutes 28 seconds West along the center of creek a distance of 40.60 feet; thence North 78 degrees 49 minutes 25 seconds West along the center of creek a distance of 29.55 feet; thence South 56 degrees 57 minutes 49 seconds West along the center of creek a distance of 23.62 feet; thence South 42 degrees 06 minutes 41 seconds West along the center of creek a distance of 70.07 feet; thence North 83 degrees 36 minutes 40 seconds West along the center of creek a distance of 104.72 feet; thence South 84 degrees 28 minutes 00 seconds West along the center of creek a distance of 75.97 feet; thence South 37 degrees 24 minutes 30 seconds West along the center of creek a distance of 43.88 feet; thence South 30 degrees 45 minutes 42 seconds West along the center of creek a distance of 63.31 feet; thence South 14 degrees 27 minutes 12 seconds West along the center of creek a distance of 65.45 feet; thence South 0 degrees 18 minutes 06 seconds East along the center of creek a distance of 70.20 feet; thence South 15 degrees 01 minute 57 seconds East along the center of creek a distance of 141.15 feet; thence South 11 degrees 39 minutes 37 seconds East along the center of creek a distance of 103.59 feet; thence South 16 degrees 55 minutes 03 seconds West along the center of creek a distance of 32.65 feet; thence South 38 degrees 19 minutes 58 seconds West along the center of creek a distance of 34.83 feet; thence South 50 degrees 32 minutes 35 seconds West along the center of creek a distance of 23.06 feet; thence South 87 degrees 15 minutes 22 seconds West along the center of creek a distance of 188.80 feet; thence North 66 degrees 49 minutes 44 seconds West along the center of creek a distance of 33.65 feet; thence North 42 degrees 32 minutes 22 seconds West along the center of creek a distance of 25.72 feet; thence North 32 degrees 34 minutes 36 seconds West along the center of creek a distance of 34.60 feet; thence North 18 degrees 16 minutes 05 seconds West along the center of creek a distance of 59.72 feet; thence North 3 degrees 03 minutes 46 seconds West along the

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center of creek a distance of 100.14 feet; thence North 27 degrees 25 minutes 06 seconds East along the center of creek a distance of 125.23 feet; thence North 23 degrees 08 minutes 10 seconds West along the center of creek a distance of 57.95 feet; thence North 38 degrees 39 minutes 15 seconds West along the center of creek a distance of 39.32 feet; thence North 13 degrees 48 minutes 12 seconds West along the center of creek a distance of 80.71 feet; thence North 29 degrees 25 minutes 20 seconds West along the center of creek a distance of 55.56 feet; thence North 56 degrees 21 minutes 45 seconds West along the center of creek a distance of 49.60 feet; thence North 53 degrees 21 minutes 42 seconds West along the center of creek a distance of 140.92 feet; thence North 79 degrees 43 minutes 25 seconds West along the center of creek a distance of 43.68 feet; thence South 52 degrees 25 minutes 15 seconds West along the center of creek a distance of 14.05 feet; thence South 42 degrees 34 minutes 04 seconds West along the center of creek a distance of 30.78 feet; thence South 6 degrees 25 minutes 20 seconds West along the center of creek a distance of 25.68 feet; thence South 7 degrees 20 minutes 45 seconds East along the center of creek a distance of 86.32 feet; thence South 20 degrees 07 minutes 32 seconds West along the center of creek a distance of 48.29 feet; thence South 87 degrees 16 minutes 54 seconds West along the center of creek a distance of 71.23 feet; thence North 66 degrees 51 minutes 56 seconds West along the center of creek a distance of 108.44 feet; thence North 71 degrees 50 minutes 03 seconds West along the center of creek a distance of 40.20 feet; thence North 89 degrees 02 minutes 12 seconds West along the center of creek a distance of 18.10 feet; thence South 62 degrees 42 minutes 10 seconds West along the center of creek a distance of 34.59 feet; thence South 17 degrees 54 minutes 41 seconds West along the center of creek a distance of 143.02 feet; thence South 60 degrees 23 minutes 40 seconds West along the center of creek a distance of 55.17 feet to the East Right of Way Line of Shelby County Road No. 49 thence North 9 degrees 19 minutes 00 seconds East along the said road right of way line for a distance of 313.93 feet; thence North 85 degrees 28 minutes 21 seconds East for a distance of 337.11 feet; thence South 83 degrees 47 minutes 31 seconds East for a distance of 333.75 feet; thence North 00 degrees 33 minutes 38 seconds East for a distance of 841.43 feet to the point of beginning

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