



20060309000111280 1/2 \$24.00
Shelby Cnty Judge of Probate, AL
03/09/2006 11:54:30AM FILED/CERT

WARRANTY DEED

10,000

STATE OF ALABAMA,

)

)

COUNTY OF HOUSTON.

)

KNOW ALL MEN BY THESE PRESENTS that Robert A. McRae, a married man (hereinafter known as the "GRANTOR") for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATION to me in hand paid by CREATIVE PROPERTIES LLC., (hereinafter known as the "GRANTEE") the receipt whereof I do hereby acknowledge, do hereby grant, bargain, sell and convey unto the said GRANTEE the following-described real estate, lying in Shelby County, Alabama:

A parcel of land being a part of Lot 14-B of Riverchase Trace Center First Addition as recorded in Map Book 15, Page 99 in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest Corner of Lot 14-B of Riverchase Trade Center - FIRST ADDITION as recorded in Map Book 15 Page 99 in the Office of the Judge of Probate of Shelby County, Alabama; thence run South 89.73 feet along the West lot line of Lot 14— B to the Point of Beginning; thence an interior angle right of 112 deg. 20 min. 24 sec. southeasterly 139.26 feet; thence an interior angle right of 193 deg. 42 min. 15 sec. a distance of 63.84 feet; thence an interior angle right of 195 deg. 43 min. 24 sec. a distance of 65.78 feet to the Southeasterly lot line of Lot 14—B; thence running along the exterior boundary of Lot 14-B, the following six courses, turn an interior angle left of 109 deg. 47 min. 29 sec. Southwesterly a distance of 35.00 feet; thence an interior angle left of 269 deg. 25 min. 40 sec. Southeasterly a distance of 17.01 feet; thence an interior angle left of 90 deg. 03 min. 10 sec. Southwesterly a distance of 173.63 feet; thence an interior angle left of 82 deg. 32 min. 26 sec. Northwesterly a distance of 36.99 feet; thence an interior angle left of 269 deg. 24 min. 15 sec. southwesterly a distance of 146.61 feet; thence an interior angle left of 40 deg. 33 min. 04 sec. Northerly a distance of 414.08 feet to the Point of Beginning.

Also, non-exclusive easement rights granted in Instrument #1998-34666 to the Common Access described as follows: A parcel of land being a non-exclusive easement to: A part of Lot 14-B of Riverchase Trade Center-First Addition being a resurvey of Lot 14, Riverchase Trade Center and a part of the SE % of the SE % of Section 25, Township 19 South, Range 3 West, as recorded in Map Book 15 page 99 in the Probate Office of Shelby County, Alabama, being more particularly described as follows: Commence at the Northwest Corner of Lot 14-B of Riverchase Trade Center-First Addition as recorded in Map Book 15 page 99 in the Office of the Judge of Probate of Shelby County, Alabama; thence run South 89.73 feet along the West lot line of Lot 14-B; thence an interior angle right of 112 degrees 20 minutes 24 seconds Southeasterly 73.20 feet to the Point of Beginning; thence continue along that last described course for a distance of 66.06 feet; thence 74 degrees 44 minutes 53 seconds left Northeasterly a distance of 32.21 feet thence right 90 degrees 00 minutes 00 seconds Southeasterly a distance of 75.00 feet; thence right 37 degrees 22 minutes 46 seconds Southeasterly a distance of 65.32 feet to the Southeasterly lot line of Lot 14-B; thence right 46 degrees 27 minutes 40 seconds Southwesterly a distance of 20.00 feet along the Southeasterly lot line of Lot 14-B; thence right 95 degrees 20 minutes 02 seconds Northwesterly a distance of 192.78 feet; thence right 90 degrees 00 minutes 00 seconds Northeasterly a distance of 10.00 feet to the Point of Beginning.

All being situated in Shelby County, Alabama.

20060309000111280 2/2 \$24.00
Shelby Cnty Judge of Probate, AL
03/09/2006 11:54:30AM FILED/CERT

TO HAVE AND TO HOLD, the afore-granted premises to the said GRANTEE, his heirs and assigns, **FOREVER**.

And I do covenant with the said GRANTEE, his heirs and assigns, that I am lawfully seized in fee of the afore-granted premises; that it is free from all encumbrances; that I have a good right to sell and convey the same to said GRANTEE, his heirs and assigns; and that I will **WARRANT AND DEFEND** the premises, to the said GRANTEE, his heirs and assigns, forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said GRANTOR, has hereunto set his hand and seal, this 9th day of MARCH 2006.

Robert A. McRae

I, Kelly Mullin, a Notary Public in and for said County, in said State, hereby certify that Robert A. McRae personally appeared before me this 9th day of March, 2006

Kelly B Mullin

Kelly B. Mullin
Notary Public State At Large
Commission Expires
June 28, 2009

Shelby County, AL 03/09/2006
State of Alabama

Deed Tax: \$10.00