


This instrument *was* prepared  
without benefit of title evidence or  
survey by:  
Brian Hill  
Hilltop Properties, LLC  
7417 1<sup>st</sup> Avenue North  
Birmingham, AL 35206

Grantee's address:  
7417 1<sup>st</sup> Avenue North  
Birmingham, AL 35206

  
20060322000135140 1/3 \$18.50  
Shelby Cnty Judge of Probate, AL  
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## **WARRANTYDEED**

STATE OF

ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Fifteen hundred and noll 00 DOLLARS (\$1500.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt 'whereof is acknowledged, the undersigned Edward V. Keaton, unmarried (herein referred to *as* GRANTOR, whether one or more) does grant, bargain, sell and convey unto Hilltop Properties, LLC (hetfein referred to *as* GRANTEE, whether one or more) all of his undivided right, title, and interest in and to the following described real estate situated in

SHELBY County, Alabama to-wit:

### PARCEL 1:

A part of Lot 8, according-10 the survey of Beeswax Estates, *as* recorded in Map Book 10, Page 29, in the-Probate Office of Shelby County, Alabama, being further described *as* follows:

A parcel of land in the Southeast Quarter of the Northwest Quarter of Section 17, Township 21 South, Range 1 East, being a part of the same land described in a deed to James and Nancy Reddell, recorded in Real Book 341, at Page 65, of the Real Property Records of Shelby County, Alabama, said parcel of land being more particularly described as follows: Commencing at the Northwest corner of the Southeast Quarter of the Northwest Quarter of said Section 17; thence South 89 degrees 59 minutes 16 seconds East along the North line of said sixteenth Section, a distance of 31.98 feet to a point; thence South 00 degrees 08 minutes 31 seconds East a distance of 665.67 feet to a point; thence South 89 degrees 57 minutes 07 seconds East a distance of 223.26 feet to the point of beginning; thence South 89 degrees 57 minutes 07 seconds East a distance of 674.28 feet to a point; thence South 00 degrees 02 minutes 53 seconds West a distance of 646.23 feet to a point; thence North 89 degrees 54 minutes 57 seconds West a distance of 674.28 feet to a point; thence North 00 degrees 02 minutes 53 seconds East a distance of 645.81 feet to the point of beginning.

ALSO, a 3D-foot easement more particularly described as follows:

Commencing at the Northwest corner of the Southeast Quarter of the Northwest Quarter of said Section 17; thence South 89 degrees 59 minutes 16 seconds East along the North line of said sixteenth Section a distance of 31.98 feet to a point; thence South 00 degrees 08 minutes 31 seconds East a distance of 665.67 feet to a point; thence South 89 degrees 57 minutes 07 seconds East a distance of 223.26 feet to a point; thence South 00 degrees 02 minutes 53 seconds West a distance of 30.00 feet, to a point; thence North 89 degrees 57 minutes 07 seconds West a distance of



255.25 feet to a point on the West line of said sixteenth Section; thence North 00 degrees 08 minutes 31 seconds West a distance of 695.65 feet to the point of beginning.

ALSO, a non-exclusive right of way for an access road 20 feet in width for the purpose of ingress and egress which is described as follows:

From the Northwest corner of the Southeast 1/4 of the Northwest 1/4, Section 17, Township 21 South, Range 1 East, run East for a distance of 10 feet along the North line of said 1/4-1/4 section to the point of beginning of the centerline of said right-of way and extend said centerline North to Alston Farm Road.

All in Shelby County, Alabama.

## PARCEL II


A part of Lot 8 according to the survey of Beeswax Estates, as recorded in Map Book 10, Page 29, in the Probate Office of Shelby County, Alabama, being further described as follows:

A parcel of land in the Southeast Quarter of the Northwest Quarter of Section 17, Township 21 South, Range 1 East, being a part of the same land described in a deed to James and Nancy Reddell, recorded in Real Book 341, at Page 65, of the Real Property Records of Shelby County, Alabama, said parcel of land being more particularly described as follows: Commencing at the Northwest corner of the Southeast Quarter of the Northwest Quarter of said Section 17; thence South 89 degrees 59 minutes 16 seconds East along the North line of said sixteenth Section, a distance of 31.98 feet to a point; thence South 00 degree 08 minutes 31 seconds East a distance of 665.67 feet to a point; thence South 89 degrees 57 minutes 07 seconds East a distance of 897.54 feet to the point of beginning; thence South 89 degrees 57 minutes 07 seconds East a distance of 1015.77 feet to a point; thence North 03 degrees 41 minutes 29 seconds East a distance of 420.01 feet to a point in the center of Beeswax Creek; thence along the meanders of Beeswax Creek the following courses: South 50 degrees 21 minutes 31 seconds East, 88.25 feet; South 48 degrees 11 minutes 30 seconds East, 131.24 feet; South 49 degrees 20 minutes 04 seconds East, 123.47 feet; South 45 degrees 37 minutes 23 seconds East, 125.82 feet; South 35 degrees 20 minutes 27 seconds East, 86.04 feet; South 14 degrees 11 minutes 30 seconds East, 72.42 feet; South 01 degrees 14 minutes 46 seconds East 50.96 feet; South 09 degrees 28 minutes 01 seconds East, 69.95 feet; South 37 degrees 11 minutes 57 seconds East, 52.33 feet; South 50 degrees 43 minutes 28 seconds East, 81.74 feet; South 72 degrees 07 minutes 47 seconds East, 93.69 feet; South 49 degrees 15 minutes 03 seconds East, 55.05 feet; South 32 degrees 29 minutes 03 seconds East 74.98 feet; South 07 degrees 35 minutes 54 seconds East, 65.26 feet; South 17 degrees 24 minutes 39 seconds East, 100.93 feet; South 28 degrees 37 minutes 21 seconds East, 72.05 feet; South 24 degrees 32 minutes 55 seconds East, 53.90 feet to a point on the North line of a 20.00 foot easement; thence North 89 degrees 54 minutes 57 seconds West, a distance of 1834.66 feet to a point; thence North 00 degrees 02 minutes 53 seconds East, a distance of 646.23 feet to the point of beginning. According to survey of Sid Wheeler, RLS # 16165, dated August 20, 2004.

Situated in Shelby County, Alabama.

Subject to recorded restrictions, easements, transmission line permits, rights of way, title of others to minerals with mining rights and privileges belonging thereto, rights of others to uninterrupted flow of Beeswax Creek, and rights of others to the use of the easements described above. No mobile homes permitted on the property.

GRANTEE purchasing property subject to existing mortgage balance of approximately two hundred three thousand and no 00 dollars (\$203,000.00).

  
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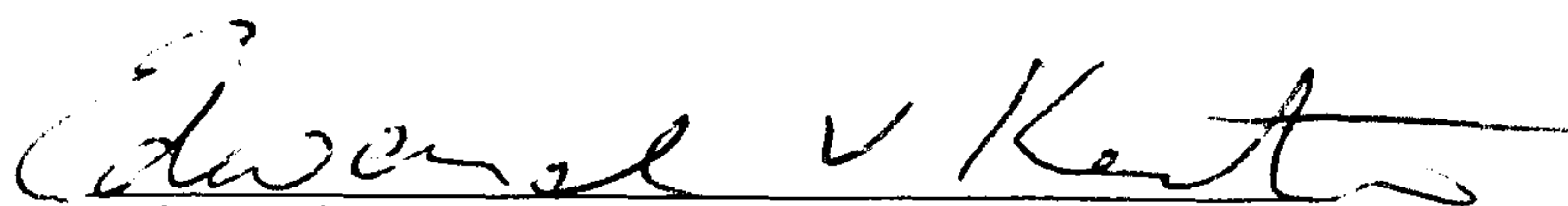
TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that

GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators

shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 2nd day of March, 2006.

  
Edward V. Keaton

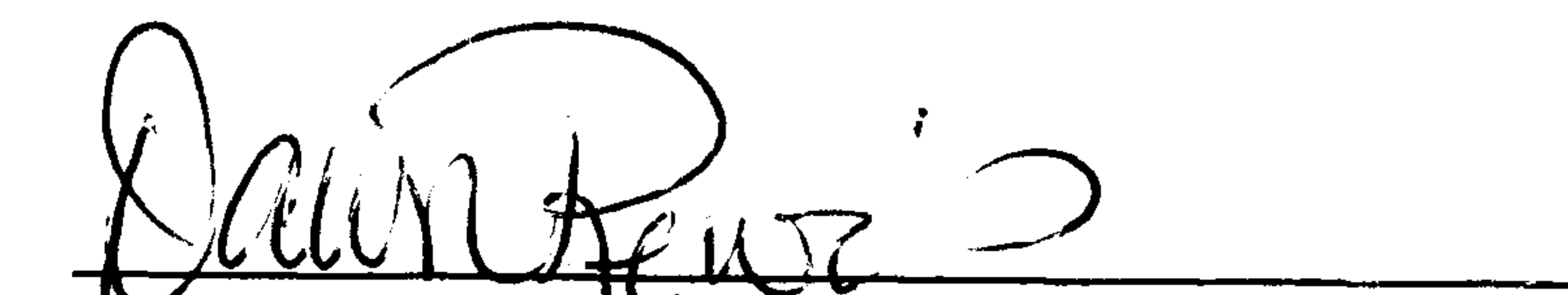
STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment


 Edward V. Keaton

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Earl C. McCrary, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this <sup>6th</sup> 2nd day of March, 2006.

  
Notary Public

**My Commission Expires February 18, 2008**

  
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Shelby County, AL 03/22/2006  
State of Alabama

Deed Tax: \$1.50