20060411000167160 1/2 \$15.00 Shelby Cnty Judge of Probate, AL 04/11/2006 11:41:05AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred, Forty Five Thousand, Six Hundred, Twenty Seven Dollars and 25/100 Dollars (\$345,627.25) and other good and valuable consideration to the undersigned grantors, DAVID Z. BRAZEEL and wife, ANN H. BRAZEEL in hand paid by the grantee, MAPLE LEAF ESTATES, LLC the receipt whereof is hereby acknowledged the said grantors do grant, bargain, sell and convey unto the said grantee the following described real estate situated in Shelby County, Alabama, to-wit:

See attached exhibit A for legal decription.

All of the above consideration is paid by a Purchase Money Mortgage which is filed simultaneously herewith.

TO HAVE AND TO HOLD, to the said grantee, MAPLE LEAF ESTATES, LLC and their successors and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators covenant with the said grantee, their successors and assigns, that we are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said grantee, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this the 30th day of March, 2006.

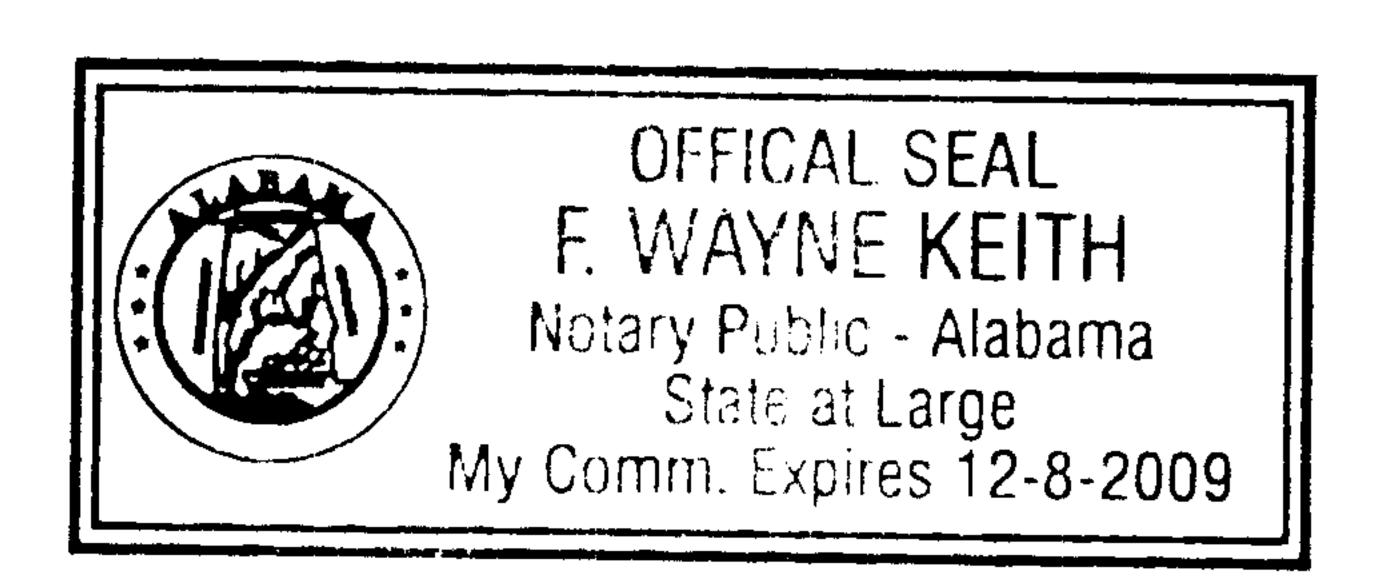
ANN H. BRAZEEL

WITNESS:	Mid Roman ()
	DAVID Z. BRAZEEL
	and A. France

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that David Z. Brazell and Ann H. Brazeel, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

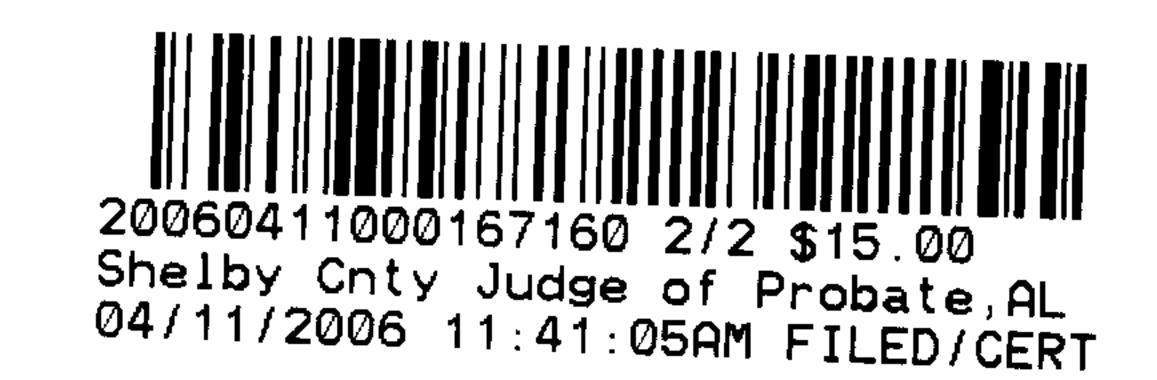
Given under my hand and seal this the 30th day of March, 2006.



This Instrument was prepared by: F. Wayne Keith, Attorney 160 Yeager Parkway, Suite 105 Pelham, Alabama 35124

Notary Public

Send Tax Notice to: Maple Leaf Estates LLC 160 Yeager Parkway, Suite 200 Pelham, Alabama 35124



BEGIN at the NE corner of the NE 1/4 of the SE 1/4 of Section 20, Township 20 South, Range 1 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S 00 deg 00' 07" W, a distance of 523.09' to a point lying on the Westerly R.O.W. line of Shelby County Highway 55, 80' R.O.W., said point also being the beginning of a curve to the left, having a radius of 1340.00', a central angle of 10 deg 55' 14" and subtended by a chord which bears S 10 deg 44' 17" W and a chord distance of 255.02'; thence along the arc of said curve and said ROW line, a distance of 255.40'; thence S 84 deg 26' 41" W and leaving said R.O.W. line, a distance of 212.73'; thence S 01 deg 35' 15" W, a distance of 209.93'; thence S 81 deg 00' 18" E, a distance of 153.53'; thence S 86 deg 55' 17" E, a distance of 64.18' to a point on the Westerly R.O.W. line of above said Highway 55; thence S 01 deg 50' 20" E and along said R.O.W. line, a distance of 198.96'; thence N 89 deg 46' 51" W and leaving said R.O.W. line, a distance of 1388.03"; thence N 00 deg 38' 15" E a distance of 1235.32'; thence 89 deg 50' 44", a distance of 104.00'; thence S 89 deg 32' 39" E, a distance of 1313.29' to the POINT OF BEGINNING.

Subject to:

An easement for ingress and egress described as follows:

BEGIN at the NE corner of the NE 1/4 of the SE 1/4 of Section 20, Township 20 South, Range 1 East, Shelby County, Alabama; thence S 00 deg 00' 07" W, a distance of 523.09' to a point lying on the Westerly R.O.W. line of Shelby County Highway 55, 80' R.O.W., said point also being the beginning of a curve to the left, having a radius of 1340.00', a central angle of 10 deg 55' 14" and subtended by a chord which bears S 10 deg 44' 17" W and a chord distance of 255.02'; thence along the arc of said curve and said ROW line, a distance of 255.40'; to a point said point being the beginning of a compound curve, having a radius of 1340.00' to a central angle of 08 deg. 10' 26 and subtended by a chord which bears S 1 deg 11' 27" W and a chord distance of 191.01', thence along the arc of said curve and said R.O.W. line a distance of 191.17'; thence S 1 deg 50' 20" E and along said R.O.W. line a distance of 66.96' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N 86 deg 55' 17" W and leaving said R.O.W. line, a distance of 64.18 ' to the POINT OF ENDING OF SAID CENTERLINE.

Exhibit A