

C0604-2639
Shelby Co.

Shelby County, AL 04/24/2006
State of Alabama

Deed Tax: \$10.00



20060424000189700 1/3 \$27.00
Shelby Cnty Judge of Probate, AL
04/24/2006 11:02:04AM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

Jon M. Turner, Jr.
TURNER & ASSOCIATES, LLC
Attorneys at Law
2101 Highland Avenue, Suite 200
Birmingham, Alabama 35205

SEND TAX NOTICE TO:

Southern Screens
PMB 334
1919 Oxmoor Rd
Hoewood, AL 35209

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of **FIFTY THOUSAND AND NO/100 DOLLARS (\$50,000.00)** to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is acknowledged, I/we, **JAMES L. CASEY, AN UNMARRIED MAN** (herein referred to as GRANTOR) does grant, bargain, sell and convey unto **SOUTHERN SCREENS AND CRUSHERS, LLC** (herein referred to as GRANTEE, whether one or more) the following described real estate, situated in **SHELBY ALABAMA**, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 2005, which constitutes a lien, but are not yet due and payable until October 1, 2006.
2. Transmission line permits to Alabama Power Company as recorded in Deed Book 126, Page 329 and Deed Book 240, Page 821.
3. Pipeline easement to Southern Natural Gas Corporation as recorded in Deed Book 90, Page 325.
4. Right of way to Shelby County, Alabama recorded in Deed Book 200, Page 411.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Instrument #1995-15773.
6. Rights of interest parties under outstanding leases.
7. Easement as set out in Instrument #1996-42317.

\$40,000.00 consideration herein was derived from a mortgage closed simultaneously herewith.



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

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

IN WITNESS WHEREOF, the said GRANTOR, **JAMES L. CASEY, AN UNMARRIED MAN**, has hereunto set his signature and seal, this the **20TH** day of **APRIL, 2006**.



JAMES L. CASEY

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County, hereby certify that **JAMES L. CASEY, AN UNMARRIED MAN**, 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 seal on this the **20TH** day of **APRIL, 2006**.



Notary Public

My Commission Expires: 04/23/08

EXHIBIT "A"


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A parcel of land situated in the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 20, Township 22 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Southeast corner of above said $\frac{1}{4}$ - $\frac{1}{4}$; thence South 90 degrees, 00 minutes, 00 seconds West, a distance of 543.69 feet; thence North 01 degree, 39 minutes, 15 seconds West, a distance of 236.61 feet; thence North 01 degrees, 39 minutes, 43 seconds West, a distance of 175.16 feet to the point of beginning; thence continue along the last described course, a distance of 225.00 feet to a point on the Southerly right of way line of Shelby County Highway 16, 80 foot right of way; thence North 88 degrees, 17 minutes, 26 seconds East and along said right of way line, a distance of 389.26 feet; thence South 01 degree, 39 minutes, 43 seconds East and leaving said right of way line, a distance of 225.00 feet; thence South 88 degrees, 17 minutes, 26 seconds West, a distance of 389.26 feet to the point of beginning.

Situated in Shelby County, Alabama.