

Shelby County, AL 05/02/2006 State of Alabama

Deed Tax: \$46.50

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of THREE HUNDRED FIFTY TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$352,500.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, CLARENCE H. BALDWIN, a married person (GRANTORS) do grant, bargain, sell and convey unto C D INVESTMENTS, LLC, an Alabama Limited Liability Company (GRANTEE) the following described real estate situated in SHELBY, ALABAMA to wit:

THE PROPERTY CONVEYED BY THIS DEED IS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, MADE A PART HEREOF AND INCORPORATED HEREIN FOR ALL PURPOSES.
SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 1, 2006.

MINERALS AND MINING RIGHTS NOT OWNED BY THE GRANTOR.

RESTRICTIONS, LIMITATIONS, CONDITIONS AND OTHER PROVISIONS AS SHOWN ON RECORD MAP; MAP BOOK 9, PAGE 139.

RESTRICTIONS TO ACCESS AS SET OUT IN REAL 54, PAGE 384; AND REAL 41, PAGE 3. \$306,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The property conveyed does not constitute the homestead of the grantor, nor his spouse.

TO HAVE AND TO HOLD unto the said GRANTEE her heirs, successors and assigns forever; And said GRANTORS do for themselves, their heirs, successors, and assigns covenant with said GRANTEE, her heirs, successors and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs, successors and assigns shall, warrant and defend the same to the said GRANTEE, her heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS have caused this conveyance to be executed this the 12TH day of APRIL, 2006.

CLARENCE H. BALDWIN

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STATE OF ALABAMA COUNTY OF JEFFERSON

I, GENE W. GRAY, JR., a Notary Public in and for said County in said State, hereby certify that **CLARENCE H. BALDWIN** whose name is signed to the foregoing instrument and who is personally known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

same voluntarily on the day the same bears date. Given under my hand and seal this 12th day of APRIL/

Commission Expires:

EXHIBIT "A"

A part of the Northwest 1/4 of the Southwest 1/4 of Section 4, Township 20, Range 1 East and the Northeast 1/4 of the Southeast 1/4 of Section 5, Township 20, Range 1 East more particularly described as follows: Commence at the Southwest corner of the Northwest ¼ of the Southwest ¼ of Section 4, Township 20 South, Range 1 East; thence run East along the South line of said 1/4 -1/4, 94.16 feet to its intersection with the Westerly Right of Way line of Shelby County Highway #55; thence run in a Northerly direction along said Right of Way line along a curve to the left having a central angle of 6 deg. 05 min. 20 sec. and a radius of 848.04 feet; thence run along the arc of said curve 90.12 feet; thence continue along the tangent, if extended from the last described curve and run Northerly along said Right of Way Line 171.63 feet to the point of beginning of a curve to the right having a central angle of 8 deg. 12 min. 58 sec. and a radius of 1540.52 feet; thence run along the arc of said curve 220.91 feet to the point of beginning; thence continue in a northerly direction along said curve having a central angle of 11 deg. 17 min. 41 sec. and a radius of 1540.52 feet; thence run along the arc of said curve 303.68 feet; thence run along the tangent, if extended from the last described curve 156.32 feet to its intersection with the South right of way line of Shelby County Highway #51; thence turn 106 deg. 53 min. left and run Westerly along said right of way line 460 feet; thence turn 74 deg. 12 min. 39 sec. left and run Southwesterly 514.43 feet; thence turn 111 deg. 19 min. 44 sec. left and run Northeasterly 497.82 feet to the point of beginning being the same property as Lot 4 of Westover Farms as recorded in Map Book 9 Page 139 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY,
SUITE 638
BIRMINGHAM, AL 35209
205 879 3400

SEND TAX NOTICE TO: C D INVESTMENTS, LLC 6491 HIGHWAY 51 WILSONVILLE, AL 35186 58-16-3-05-0-000-006.012