## This instrument was prepared by:

John L. Hartman, III P. O. Box 846 Birmingham, AL 35201

## Send Tax Notice To:

Freedom Land Developers Limited Liability Company 3929 Highway 25 Montevallo, AL 35115

## WARRANTY DEED

STATE OF ALABAMA

20060508000215120 1/1 \$301.00 Shelby Cnty Judge of Probate, AL 05/08/2006 10:47:58AM FILED/CERT

Shelby County, AL 05/08/2006 State of Olabama

State of Alabama

Deed Tax: \$290.00

COUNTY OF SHELBY

That in consideration of Two Hundred Ninety Thousand and 00/100 (\$290,000.00) DOLLARS to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, I, **Gunnar Byrd**, a married man, do hereby grant, bargain, sell and convey unto **Freedom Land Developers**, **Limited Liability Company**, an Alabama limited liability company (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

## PARCEL II:

Commence at the Northwest corner of Section 16, Township 22 South, Range 2 West, Shelby County, and run thence easterly along the North of said Section 16, a distance of 2089.22 feet to a point on the Easterly right of way line of Highway No. 211 (Old Highway No. 31) and the point of beginning of the property being described; thence continue along last described course a distance of 493.41 feet to a point on the Westerly right of way line of Highway No. 31; thence turn a deflection angle of 94 degrees 47 minutes 07 seconds right and run Southerly along said right of way line a distance of 823.21 feet to the P.C. of a highway curve to the left; thence turn a deflection angle of 3 degrees 37 minutes 21 seconds left to chord and run Southerly along the chord of said highway curve a chord distance of 287.00 feet to a point marking the intersection of the rights of way of Highway No. 31 and Highway 211; thence turn a deflection angle of 158 degrees 06 minutes 52 seconds right from chord and run Northwesterly along the right of way of Highway No. 211, a distance of 1183.88 feet to the point of beginning.

SUBJECT TO: (1) Current taxes; (2) Any part of property lying within a public road; (3) 100-foot right of way as shown on tax map; (4) Title to minerals underlying lands with mining rights and privileges belonging thereto; (5) Transmission line permits to Alabama Power Company as recorded in Instrument #20050203000056380 in said Probate Office.

The property described above does not constitute the homestead of the grantor or his spouse.

TO HAVE AND TO HOLD unto the said grantee, its successors and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28th day of April, 2006.

Gunnar Byrd

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Gunnar Byrd**, 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 28th day of April, 2006.

My Commission Expires: 8/4/09

Notary Rublic