

This Instrument Was Prepared By:  
John or Jim Holliman  
2491 Pelham Pkwy  
Pelham, Al 35124

\$192,500.00

STATE OF ALABAMA  
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Maurine B. Hoagland, a single woman, BEING THE SURVIVING GRANTEE OF THE DEED RECORDED IN REAL 275, PAGE 655, THE OTHER GRANTEE TROY HOAGLAND HAVING DEPARTED THIS LIFE ON 2/28/2001, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto C & C Realty, LLC, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

See Exhibit "A" incorporated by reference as though fully set out herein.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

\$212,500.00 was paid from first mortgage recorded herewith.

Grantee's address: 374 Shady Acres Road  
Saginaw, Alabama 35137

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTOR does for herself, her successors and assigns covenants with the said GRANTEE, his 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 they are entitled to the immediate possession thereof;

that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and her heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.



20060523000243800 2/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
05/23/2006 02:52:46PM FILED/CERT

IN WITNESS WHEREOF, I has hereunto set my hand and seal on this the

15 day of MAY, 2006.

*Maurine B. Hoagland by Deanna H. Garrett*  
Maurine B. Hoagland, aka Maurine S. *attorney-in-fact*  
Hoagland, by Deanna H. Garrett, as  
attorney-in-fact

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Maurine B. Hoagland, aka Maurine S. Hoagland, a single woman, by Deanna H. Garrett, as attorney-in-fact, in her capacity as such with full authority, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15 day of  
MAY, 2006.

\_\_\_\_\_  
Notary Public

My Commission Expires:

08/29/06

*[Handwritten Signature]*



20060523000243800 3/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
05/23/2006 02:52:46PM FILED/CERT

## Exhibit A

The following described real estate situated in Shelby County, Alabama, to-wit:

A part of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 13, Township 21 South, Range 3 West, more particularly described as follows: Commencing at the NE corner of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of said Section 13 and run West along the North line of said Forty acres a distance of 144 feet to point of beginning of the property herein described; thence continue West along the North boundary of said forty acres, to the intersection with the Northeast boundary of the right of way line of Intersection Highway No. 65; thence in a Southeasterly direction along the Northeast right of way line of Intersection Highway #65 to its intersection with the North right of way line of the L & N Railroad; thence in an Easterly direction along the North right of way line of said railroad a distance of 352 feet more or less to a point, which is 194 feet West of the East line of said forty; thence North a distance of 465 feet, more or less to a point on the North boundary of a County road; thence run in an Easterly direction along the North line of said road a distance of 62 feet more or less to a point which would be 144 feet West of the East line of said forty; thence run North a distance of 213 feet to point of beginning.

**LESS AND EXCEPT:** A parcel of land located in the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 13, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the NE Corner of Section 13, Township 21, Range 3 West; thence run West along North line of Section 13 a distance of 144' to the POINT OF BEGINNING, thence continue along said line a distance of 62'; thence turn a deflection angle of  $89^{\circ}38'00''$  and distance of 223.00'; thence turn a deflection angle of  $69^{\circ}8'3''$  and a distance of 66.35' to North Right of Way of Shady Acres Road; thence turn a deflection angle of  $110^{\circ}51'57''$  and a distance of 202 to the POINT OF BEGINNING.

**HOLLIMAN & SHOCKLEY**  
ATTORNEYS AT LAW  
2491 PELHAM PARKWAY  
PELHAM, ALABAMA 35124