20060717000343320 1/4 \$84.50 Shelby Cnty Judge of Probate, AL 07/17/2006 01:43:31PM FILED/CERT

This Instrument Was Prepared By: Christopher R. Smitherman, Attorney At Law Law Offices of Christopher R. Smitherman, LLC Post Office Box 261 Montevallo, Alabama 35115 (205) 665-4357 Send Tax Notice: McKenzie Manor, LLC 170 Jennifers Cove Montevallo, AL 35115

STATE OF ALABAMA		WARRANTY DEED
SHELBY COUNTY)	

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Sixty-Four Thousand Three Hundred Seventy and 00/100 Dollars (\$64,370.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Brian D. Youngblood and Lisa Youngblood, husband and wife, hereinafter called "Grantors," do hereby GRANT, BARGAIN, SELL AND CONVEY unto McKenzie Manor, LLC, an Alabama Limited Liability Company, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A".

Subject to all items of record.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 10^{th} day of July, 2006.

<u>GRANTOR</u>

Brian D. Youngblood (L.S.)

Sunt Mouveflord (L.S.)

Lisa Youngblood

STATE OF ALABAMA)

ACKNOWLEDGMENT

SHELBY COUNTY)

I, <u>Chris Smitherman</u>, a Notary Public for the State at Large, hereby certify that the above posted name, Brian D. Youngblood and Lisa Youngblood, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears gate.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 10th day of July, 2006.

NOTARY PUBLIC S/3/2008

My Commission Expires: 5/3/2008

Lawyers litle Insurance (orporation

National Headquarters Richmond, Virginia

COMMITMENT FOR TITLE INSURANCE SCHEDULE A – PARAGRAPH 4

(continued)

LEGAL DESCRIPTION

EXHIBIT A



Shelby Cnty Judge of Probate, AL 07/17/2006 01:43:31PM FILED/CERT

PART OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM AN EXISTING 3 INCH OPEN TOP IRON PIPE FOUND TO BE THE MOST SOUTHERLY CORNER OF LOT 4, THE ROUND TABLE, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA, IN MAP BOOK 7, PAGE 38, AND LOOKING IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF SAID LOT 4 AT THE NW CORNER OF SAID LOT 4, TURN AN ANGLE TO THE LEFT OF 85 DEGREES 54 MINUTES 13 SECONDS AN RUN IN A WESTERLY DIRECTION FOR A DISTANCE OF 1316.72 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 22 (BEING 40 FEET FROM THE CENTER OF SAID ROAD) AND BEING MARKED BY AN EXISTING IRON REBAR SET BY WEYGAND AND BEING THE POINT OF BEGINNING THENCE RUN IN A WESTERLY DIRECTION ALONG THE NORTH RIGHT OF WAY LINE OF SAID SHELBY COUNTY HIGHWAY NO. 22 FOR A DISTANCE OF 279.01 FEET TO AN EXISTING IRON REBAR SET BY WHEELER; THENCE TURN AN ANGLE TO THE RIGHT OF 85 DEGREES 30 MINUTES 27 SECONDS AND RUN IN A NORTHERLY DIRECTION FOR A DISTANCE OF 585.62 FEET TO AN EXISTING IRON REBAR SET BY WEYGAND; THENCE TURN AN ANGLE TO THE RIGHT OF 94 DEGREES 26 MINUTES12 SECONDS AND RUN IN AN EASTERLY DIRECTION FOR A DISTANCE OF 275.19 FEET TO AN EXISTING IRON REBAR SET BY WEYGAND AND BEING 1.6 FEET WEST OF AN EXISTING FENCE; THENCE TURN AN ANGLE TO THE RIGHT OF 85 DEGREES 11 MINUTES 36 SECONDS AND RUN IN A SOUTHERLY DIRECTION FOR A DISTANCE OF 586.20 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPT

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF THE NE1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 2 WEST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF THE SW1/4 OF THE NE1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 2 WEST; THENCE IN AN EASTERLY DIRECTION ALONG THE NORTH LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 853.88 FEET TO THE NORTHEAST CORNER OF LOT 2 OF HEAVENLY FAMILY SUBDIVISION AS RECORDED IN MAP BOOK 29, PAGE 90 IN THE OFFICE OF THE JUDGE OF PROBATE IN

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

Commitment No. 116275 Schedule A-Paragraph 4 — Continued

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COMMITMENT FOR TITLE INSURANCE SCHEDULE A - PARAGRAPH 4 (continued)

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SHELBY COUNTY, ALABAMA; THENCE A DEFLECTION ANGLE RIGHT FROM THE LAST DESCRIBED COURSE OF 86°07'59" IN A SOUTHERLY DIRECTION ALONG THE EASTERLY LINES OF LOTS 1 AND 2 OF SAID HEAVEN FAMILY SUBDIVISION A DISTANCE OF 1325.98 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SHELBY COUNTY HIGHWAY NUMBER 22; THENCE AN ANGLE TO THE RIGHT FROM THE LAST DESCRIBED COURSE OF 94°03'23" IN AN EASTERLY DIRECTION AND ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 278.19 FEET; THENCE AN ANGLE TO THE RIGHT FROM THE LAST DESCRIBED COURSE OF 85°30'21" IN A NORTHERLY DIRECTION A DISTANCE OF 372.26 FEET; THENCE AN INTERIOR ANGLE TO THE LEFT FROM THE LAST DESCRIBED COURSE OF 89°33'44" IN AN EASTERLY DIRECTION A DISTANCE OF 5.35 FEET TO THE POINT OF BEGINNING; THENCE AN EXTERIOR ANGLE TO THE RIGHT FROM THE LAST DESCRIBED COURSE OF 90°00'00" IN A NORTHERLY DIRECTION A DISTANCE OF 90.45 FEET; THENCE AN INTERIOR ANGLE TO THE LEFT FROM THE LAST DESCRIBED COURSE OF 105°06'44" IN A NORTHEASTERLY DIRECTION A DISTANCE OF 190.34 FEET; THENCE AN INTERIOR ANGLE TO THE LEFT FROM THE LAST DESCRIBED COURSE OF 90°00'00" IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 47.65 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 35°55'38"; THENCE IN A SOUTHEASTERLY DIRECTION ALONG SAID CURVE AND TANGENT TO LAST DESCRIBED COURSE AN ARC DISTANCE OF 31.35 FEET; THENCE AN INTERIOR ANGLE TO THE LEFT FROM THE CHORD OF LAST DESCRIBED CURVE OF 107°57'49" IN A SOUTHWESTERLY DIRECTION A DISTANCE OF 142.98 FEET; THENCE AN INTERIOR ANGLE TO THE LEFT FROM THE LAST DESCRIBED COURSE OF 109°43'26" IN A NORTHWESTERLY DIRECTION A DISTANCE OF 130.39 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

A PROPOSED TEMPORARY DRIVEWAY INGRESS & EGRESS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF THE SW1/4 OF THE NE1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 2 WEST; THENCE IN AN EASTERLY DIRECTION ALONG THE NORTH LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 853.88 FEET TO THE NORTHEAST CORNER OF LOT 2 OF HEAVENLY FAMILY SUBDIVISION AS RECORDED IN MAP BOOK 29, PAGE 90 IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA; THENCE A DEFLECTION ANGLE RIGHT FROM THE LAST DESCRIBED COURSE OF 86°07'59" IN A SOUTHERLY DIRECTION

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

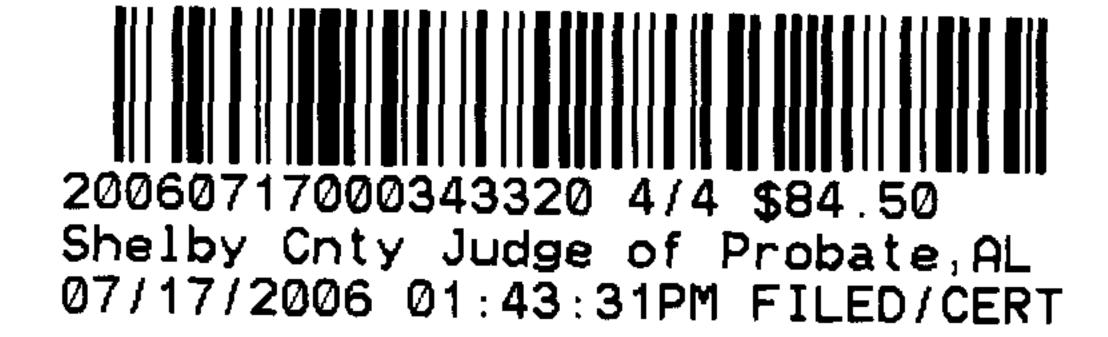
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Commitment No. 116275 Schedule A-Paragraph 4 – Continued

Jawyers Title Insurance Orporation

National Headquarters Richmond, Virginia

COMMITMENT FOR TITLE INSURANCE SCHEDULE A - PARAGRAPH 4 (continued)



ALONG THE EASTERLY LINES OF LOTS 1 AND 2 OF SAID HEAVEN FAMILY SUBDIVISION A DISTANCE OF 1325.98 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SHELBY COUNTY HIGHWAY NUMBER 22; THENCE AN ANGLE TO THE RIGHT FROM THE LAST DESCRIBED COURSE OF 94°03'23" IN AN EASTERLY DIRECTION AND ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 278.19 FEET; THENCE AN ANGLE TO THE RIGHT FROM THE LAST DESCRIBED COURSE OF 85°30'21" IN A NORTHERLY DIRECTION A DISTANCE OF 372.26 FEET; THENCE AN INTERIOR ANGLE TO THE LEFT FROM THE LAST DESCRIBED COURSE OF 89°33'44" IN AN EASTERLY DIRECTION A DISTANCE OF 5.35 FEET; THENCE AN ANGLE TO THE LEFT FROM THE LAST DESCRIBED COURSE OF 160°45'48" IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 130.39 FEET; THENCE AN ANGLE TO THE RIGHT FROM THE LAST DESCRIBED COURSE OF 109°43'26" IN A NORTHEASTERLY DIRECTION A DISTANCE OF 68.00 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TEMPORARY DRIVEWAY INGRESS & EGRESS EASEMENT; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 25.74 FEET: THENCE AN INTERIOR ANGLE TO THE LEFT FROM THE LAST DESCRIBED COURSE OF 129°00'00" IN AN EASTERLY DIRECTION A DISTANCE OF 87.86 FEET; THENCE AN INTERIOR ANGLE TO THE LEFT FROM THE LAST DESCRIBED COURSE OF 90°46'13" IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 20.00 FEET; THENCE AN INTERIOR ANGLE TO THE LEFT FROM THE LAST DESCRIBED COURSE OF 89°13'47" IN A WESTERLY DIRECTION A DISTANCE OF 104.33 FEET TO THE POINT OF BEGINNING.

> Shelby County, AL 07/17/2006 State of Alabama

Deed Tax: \$64.50

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

Commitment No. 116275 Schedule A-Paragraph 4 – Continued