



STATE OF ALABAMA )  
COUNTY OF SHELBY )

SEND TAX NOTICE TO:  
Ronald S. Hoff  
1415 Paradise Cove Lane  
Wilsonville, AL 35186-8516

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT** in consideration of Forty Thousand and No/100 Dollars (\$40,000.00) and other good and valuable consideration, to the undersigned, John E. Melton, a married man ("Grantor"), in hand paid by Ronald S. Hoff ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee the following described real estate, situated in Shelby County Alabama (the "Real Estate"), to wit:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.**

**SUBJECT TO:** (1) Current taxes; (2) Restrictions, covenants and conditions as set out in instruments to be recorded; (3) Transmission Line Permits to Alabama Power Company as shown by instruments recorded in Deed Book 241, Page 838, Deed Book 143, Page 444, and Deed Book 133, Page 281, in Probate Office; (4) Title to all minerals with in and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 330, Page 855, and Deed Book 337, Page 673, in Probate Office; (5) Riparian Rights, if any, in and to the use of Lay Lake; (6) Less and except any portion lying within Lay Lake; (7) Restriction, limitations and conditions as shown by recorded plat; (8) Flood rights of Alabama Power Company as set out in Deed Book 241, Page 838, and Deed Book 246 at Page 714 in Probate Office.

**TO HAVE AND TO HOLD** to the Grantee, his heirs and assigns forever.

And Grantor does for himself, his heirs and assigns, covenant with Grantee, his heirs and assigns, that he is lawfully seized in fee simple of the Real Estate; that the Real Estate is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and his heirs and assigns shall, warrant and defend the same to the Grantee, his heirs and assigns forever, against lawful claims of all persons.

20060811000390770 2/3 \$57.00  
Shelby Cnty Judge of Probate, AL  
08/11/2006 09:28:47AM FILED/CERT

**IN WITNESS WHEREOF**, the undersigned has executed this conveyance on this

the \_\_\_\_\_ day of July, 2006.

**WITNESS:**

Tracie Ellis

John E. Melton  
John E. Melton

**STATE OF ALABAMA** )

**COUNTY OF SHELBY** )

I the undersigned, a Notary Public in and for said County, in said State, hereby certify that John E. Melton, 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 this 19 day of July, 2006

Sherry Anderson

My Commission Expires January 9, 2010

20060811000390770 3/3 \$57.00  
Shelby Cnty Judge of Probate, AL  
08/11/2006 09:28:47AM FILED/CERT

Exhibit A

Part of the South 1/2 of the SE 1/4 of Section 23, Township 21 South, Range 1 East, being more particularly described as follows:

Commence at the NW corner of the SE 1/4 of the SW 1/4 of Section 23, Township 21 South, Range 1 East; thence run easterly along the North line thereof 1547.71 feet to the Westerly right of way of Paradise Cove Lane; thence 0 deg. 22 min. 30 sec. left, run easterly for 1012.03 feet; thence 54 deg. 43 min. 30 sec. right run southeasterly for 183.74 feet; thence 3 deg. 24 min. 56 sec. right, run southeasterly for 176.61 feet; thence 11 deg. 30 min. 17 sec. right, run southeasterly for 159.99 feet; thence 2 deg. 3 min. 34 sec. left, run southeasterly for 162.26 feet; thence 31 deg. 57 min. 50 sec. left, run southeasterly for 147.76 feet to the point of beginning; thence 30 deg. 26 min. 47 sec. left, run easterly for 42.14 feet; thence 5 deg. 53 min. 41 sec. right, run southeasterly for 81.89 feet; thence 32 deg. 36 min. 2 sec. left, run northeasterly for 84.89 feet; thence 145 deg. 31 min. 0 sec. right, run southwesterly for 70.07 feet; thence 35 deg. 38 min. 29 sec. right, run southwesterly for 731.99 feet; thence 111 deg. 58 min. 49 sec. right, run northerly for 25.46 feet; thence 2 deg. 48 min. 2 sec. right, run northerly for 68.04 feet; thence 87 deg. 50 min. 41 sec. left, run westerly for 32.13 feet; thence 81 deg. 2 min. 16 sec. right, run northerly for 78.55 feet; thence 138 deg. 8 min. 6 sec. right, run southeasterly for 44.10 feet; thence 69 deg. 12 min. 22 sec. left, run northeasterly for 32.37 feet; thence 54 deg. 49 min. 0 sec. left, run northeasterly for 42.61 feet; thence 66 deg. 17 min. 52 sec. right, run northeasterly for 495.02 feet to the point of beginning; being situated in Shelby County, Alabama.

Later to be known as Lot 6 of Paradise Cove - Phase Three, Shelby County, Alabama.

Mineral and mining rights excepted.

Together with the right to use for ingress, egress and access, that certain non-exclusive road known as Paradise Cove Lane, as shown on the Survey of Paradise Cove, Phase III, by Robert D. Shaw, Dated July 1, 1998 (which is to be recorded).

Shelby County, AL 08/11/2006  
State of Alabama

Deed Tax: \$40.00