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: Freedom Land Developers, L.L.C. P.O. Box 197 Montevallo, Alabama 35115

STATE OF ALABAMA	WWARRANITIES	20060815000396930 1/2 \$84.00 Shelby Cnty Judge of Probate, AL 08/15/2006 11:13:12AM FILED/CERT
SHELBY COUNTY		

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Six Hundred Fifty-Five Thousand and 00/100 Dollars (\$655,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Paul B. Brown, an unmarried person, hereinafter called "Grantors," do hereby GRANT, BARGAIN, SELL AND CONVEY unto Freedom Land Developers, L.L.C., 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 legal description marked as Exhibit "A".

Situated in Shelby County, Alabama.

Subject to all items of record.

NOTE: PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE(S), ON EVEN DATE HEREWITH, IN FAVOR OF M & F BANK, IN THE SUM OF \$585,000.00.

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 11th day of <u>August</u>, 2006.

<u>GRANTORS</u>

+ 20 1)	(L.S.)	
Paul B. Brown		
STATE OF ALABAMA		.
SHELBY COUNTY) ACKNOWLEDGM)	

I, <u>Chris Smitherman</u>, a Notary Public for the State at Large, hereby certify that the above posted name, Paul B. Brown, 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 date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 11th day of August, 2006.

NOTARY PUBLIC
My Commission Expires: 513

ALTA Commitment (1982)

First American Title Insurance Company

SCHEDULE A - LEGAL DESCRIPTION

Agent's File No.: 155228

20060815000396930 2/2 \$84.00 Shelby Cnty Judge of Probate, AL 08/15/2006 11:13:12AM FILED/CERT

A parcel of land located in the NE ¼ of the NE ¼ of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the NE corner of the NE ¼ of said Section 25; thence South 00 deg. 00 min. 00 sec. West along the Section line, a distance of 305.77 feet; thence North 88 deg. 47 min. 10 sec. West, a distance of 154.47 feet; thence North 00 deg. 00 min. 00 sec. East a distance of 40.75 feet; thence North 88 deg. 47 min. 10 sec. West a distance of 233.99 feet to a point, said point lying on the Easterly right of way of McCain Parkway, said point also being the beginning of a nontangent curve to the left, having a radius of 302.04 feet, a central angle of 18 deg. 09 min. 32 sec. and subtended by a chord which bears North 05 deg. 57 min. 12 sec. East and a chord distance of 95.33 feet; thence along the arc of said curve and said right of way a distance of 95.73 feet to a point, said point being the beginning of a compound curve, having a radius of 302.04 feet, a central angle of 05 deg. 46 min. 20 sec. and subtended by a chord which bears North 06 deg. 00 min. 44 sec. West and a chord distance of 30.42 feet; thence along the arc of said curve and said right of way a distance of 30.43 feet; thence North 08 deg. 53 min. 54 sec. East and along said right of way a distance of 142.31 feet; thence South 88 deg. 44 min. 30 sec. East and leaving said right of way a distance of 403.78 feet to the point of beginning.

Shelby County, AL 08/15/2006 State of Alabama

Deed Tax:\$70.00