
WARRANTY DEED

STATE OF ALABAMA

Send Tax Notice To:

COUNTY OF SHELBY

Jerry R. & Judy R. Austin
P.O. Box 626
Helena, AL 35080

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, paid to the undersigned, **MAIN/THIRD STREET, LLC.**, an Alabama limited liability company ("Grantor"), by **JERRY R. AUSTIN** and **JUDY R. AUSTIN**, a married couple ("Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby GRANT, BARGAIN, SELL and CONVEY, forever, unto Grantees, their heirs and assigns, in fee simple, together with every contingent remainder and right of reversion, the property situated in Shelby County, Alabama and more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all and singular the improvements thereon, fixtures, rights, easements, privileges, tenements and appurtenances thereunto belonging or in anywise appertaining; subject, however, to the following:

1. Taxes due for the fiscal year ending September 30, 2006, which are a lien on the property, but are not yet due and payable.
2. Existing easements, restrictions, covenants, set-back lines and rights of way, if any, of record.
3. Those matters described on Exhibit A attached hereto.

TO HAVE AND TO HOLD unto Grantees, their heirs and assigns, in fee simple, forever, together with every contingent remainder and right of reversion.

And said Grantor does for itself and for its successors and assigns, covenant with the said Grantee and Grantee's heirs, executors, administrators, successors and assigns, that Grantor is lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that Grantor has a good right to sell and convey the same as aforesaid, and that Grantor will, and its successors and assigns shall, warrant and defend the same to the said Grantee and Grantee's heirs, executors, administrators, successors and assigns forever against the lawful claims of all persons.

Shelby County, AL 08/31/2006
State of Alabama

Deed Tax: \$152.00

\$152.00

IN WITNESS WHEREOF, Grantor has caused the due execution of this instrument on this the 18th day of August, 2006.

GRANTOR:

MAIN/THIRD STREET, LLC

By: Bt
Its: Member

STATE OF ALABAMA)
 :
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **BART CRAWFORD**, whose name as Member of Title Exchange Service, LLC, the sole Member of Main/Third Street, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

GIVEN under my hand and official seal this the 18th day of August, 2006.

[Signature]
Notary Public

[SEAL]

My Commission Expires: MY COMMISSION EXPIRES 5-4-09

This instrument prepared without examination of title by:

Anna Funderburk Buckner, Esq.
Cabaniss, Johnston, Gardner,
Dumas & O'Neal LLC
Post Office Box 830612
Birmingham, AL 35283-0612

EXHIBIT "A"

A part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 15, Township 20 South, Range 3 West, and a part of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 22, Township 20 South, Range 3 West, also being a part of Lots 5, 6, 7 and 8 of Block Temperance, according to Joseph Squire's Map of Helena as recorded in Map Book 3 Page 121 in the Probate Office of Shelby County, Alabama and being more particularly described as follows:

Commence at the Southeast corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 15, Township 20 South, Range 3 West, Helena, Shelby County, Alabama and run thence South 88 deg. 00 min 00 sec. West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 545.50 feet to a point; Thence run South 30 deg. 00 min. 00 sec. West a distance of 66.90 feet to a point; Thence run North 60 deg. 00 min. 00 sec. West a distance of 10.00 feet to a found rebar corner and the point of beginning of the property being described; Thence run North 60 deg. 00 min. 00 sec. West a distance of 264.80 feet to a found open top pipe corner; Thence run North 00 deg. 53 min. 16 sec. West a distance of 97.70 feet to a found open top pipe corner; Thence run North 85 deg. 44 min. 43 sec. East a distance of 276.26 feet to a set rebar corner on the West margin of Third Street; Thence run south 14 deg. 24 min. 31 sec. East along the said West margin of Third Street a distance of 105.84 feet to the PC of a curve to the right having a central angle of 44 deg. 30 min. 41 sec. and a radius of 50.0 feet; Thence run along the arc of said curve an arc distance of 38.84 feet to the P.T. of said curve; Thence run South 30 deg. 06 min. 10 sec. West along the Northerly margin of Main Street a distance of 131.16 feet to the point of beginning in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.