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: S & M Development, LLC, 1205 Ashville Road, Suite 200 Montevallo, Alabama 35115

200609	110004	47420	1/3 \$	92.50	
Shelby	Cnty	Judge	of Pr	obate,	AL
09/11/2	2006 1	1:47:5	50AM F	ILED/C	ERT

STATE OF ALABAMA		WARRANTY DEED
SHELRY COLINTY	<b>)</b>	

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Fifteen Thousand and 00/100 Dollars (\$115,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, The Estate of Anthony N. Chickerell, Probate Case No. PR-2006-000123, Shelby County, Alabama and Carrie L. Chickerell, widow, hereinafter called "Grantors," do hereby GRANT, BARGAIN, SELL AND CONVEY unto S & M Development, 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 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 <u>CENTRAL STATE</u> BANK, IN THE SUM OF \$39,554.00.

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  $7^{th}$  day of September, 2006.

<u>GRANTORS</u>

Estate of Anthony N. Chickerell

By: Carrie L. Chickerell, as Personal

Representative of the Estate of Anthony N.

Chickerell, Probate Case No. PR-2006-000123,

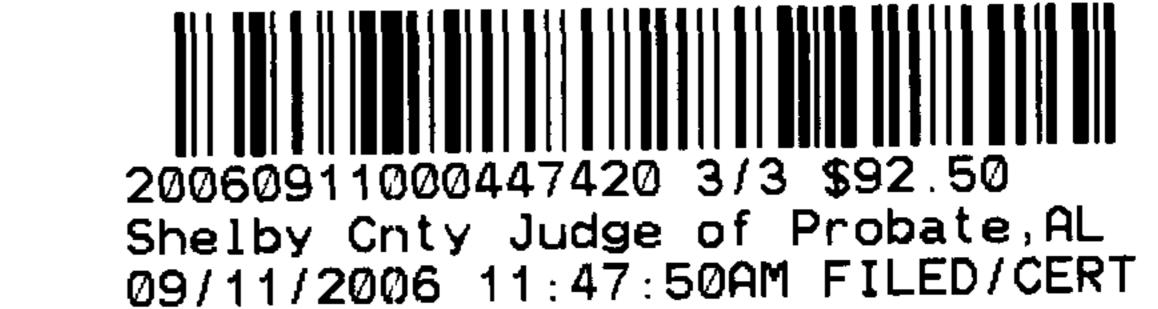
Shelby County, Alabama

Carrie L. Chickerell

20060911000447420 2/3 \$92.50 Shelby Cnty Judge of Probate, AL 09/11/2006 11:47:50AM FILED/CERT

STATE OF ALABAMA	) ACKNOWLEDGMENT				
SHELBY COUNTY	) ACITIOTTELLOGISEITI				
I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that Carrie L. Chickerell as Personal Representative for The Estate of Anthony N. Chickerell, deceased is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, she, in her capacity as such Personal Representative executed the same voluntarily on the day the same bears date.  GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 7th day of September, 2006.					
	NOTARY PUBLIC My Commission Expires: 5/3/08				
STATE OF ALABAMA ) SHELBY COUNTY )	ACKNOWLEDGMENT				
I, <u>Chris Smitherman</u> , a Notary Public for the State at Large, hereby certify that the above posted name, <i>Carrie L. Chickerell</i> , 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 7 <sup>th</sup> day of <u>September</u> , 2006.					
	NOTARY PUBLIC  My Commission Expires: \( \)				

## COMMITMENT



#### SCHEDULE A

File No.: \$-06-15201

Commitment No.: C-S-06-15201

#### EXHIBIT A

### PARCEL 1:

A part of the SE ¼ of the SE ¼ of Section 2, Township 24 North, Range 12 East, more particularly described as follows:

Beginning at the SW corner of the SE ¼ of the SE ¼ of Section 2, Township 24 North, Range 12 East, Shelby County, Alabama, and run North 00 degrees 20 minutes 45 seconds West along the West line of said 1/4-1/4 section and along an existing barbed wire fence a distance of 944.38 feet to a set steel rebar corner at a fence corner; thence run North 85 degrees 12 minutes 57 seconds East along an existing barbed wire fence a distance of 606.15 feet to a steel rebar corner at a fence corner; thence run South 02 degrees 04 minutes 21 seconds East along an existing barbed wire fence a distance of 474.98 feet to a found 3 inch open top pipe corner at a fence corner; thence run South 82 degrees 15 minutes 22 seconds West along an up and down barbed wire fence a distance of 283.59 feet to a found 3 inch open pipe corner; thence run South 01 degree 58 minutes 03 seconds West along an up and down barbed wire fence a distance of 488.31 feet to a set steel rebar corner on the South line of said ¼-1/4 section; thence run North 88 degrees 55 minutes 11 seconds West along said South line of said ¼-1/4 section a distance of 317.80 feet to the point of beginning; situated in Shelby County, Alabama.

#### PARCEL 2:

A part of the NE ¼ of the NE ¼ of Section 11, Township 24 North, Range 12 East, more particularly described as follows:

Commence at the NE corner of Section 11, Township 24 North, Range 12 East, Shelby County, Alabama, and run thence North 88 degrees 55 minutes 11 seconds West along the North line of said section a distance of 684.17 feet to a steel rebar corner and the point of beginning of the property being described; thence continue last described course along an existing fence line a distance of 268.35 feet to a steel rebar corner; thence run South 03 degrees 11 minutes 49 seconds East along the East line of White Oak Street a distance of 240.86 feet to a found steel corner; thence run North 78 degrees 51 minutes 05 seconds East a distance of 107.79 feet to a found steel corner; thence run South 84 degrees 33 minutes 02 seconds East a distance of 160.25 feet to a found steel corner; thence run North 02 degrees 35 minutes 34 seconds West a distance of 230.04 feet to the point of beginning; situated in Shelby County, Alabama.

# A 60 foot right of way easement for ingress and egress being described as follows:

Commence at the NE corner of the NE ¼ of the NE ¼ of Section 11, Township 24 North, Range 12 East,; thence run North 88 degrees 55 minutes 11 seconds West along the North line of said ¼-1/4 for 1017.79 feet to a found ½ inch rebar; thence continue on the last described course for 30.00 feet to the point of beginning of a 60 foot right of way for ingress and egress lying 30 feet on either side of the following described centerline; thence run South 01 degree 04 minutes 49 seconds West for 163.72 feet; thence run South 83 degrees 42 minutes 29 seconds East for 78.29 feet; thence run South 03 degrees 11 minutes 49 seconds Bast for 242.11 feet; thence run South 02 degrees 55 minutes 21 seconds West for 264.12 feet; thence run South 34 degrees 28 minutes 53 seconds West for 55.04 feet to its intersection with the centerline of Shelby County Highway No. 155 and the end of said right of way being situated in Shelby County, Alabama.

# STEWART TITLE GUARANTY COMPANY

"This Commitment is not valid unless Schedule A, Schedule B Section - I and Schedule B Section - II are included."

Schedule A of this Commitment consists of 3 page(s)

Shelby County, AL 09/11/2006 State of Alabama

Deed Tax: \$75.50