20061002000486010 1/3 \$57.00 Shelby Cnty Judge of Probate, AL 10/02/2006 11:39:52AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY: Charles L. Denaburg, Attorney NAJJAR DENABURG, P.C. 2125 Morris Avenue Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Mary B. Roberts
11125 Highway 41
Leeds, AL 35094

## GENERAL WARRANTY DEED

THE STATE OF ALABAMA)
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Thousand and no/100 Dollars (\$40,000.00), in hand paid to the undersigned, Bowdoin Ranch, L.L.C., an Alabama limited liability company, (hereinafter referred to as "GRANTOR"), by Mary B. Roberts (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

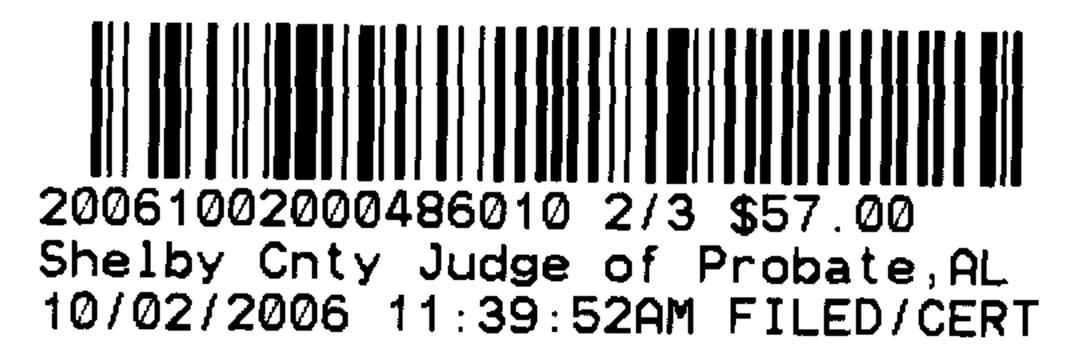
See Exhibit "A" which is attached hereto and made a part hereof for legal description of property.

## SUBJECT TO:

- 1. Ad valorem taxes for the current year, 2006.
- 2. Rights of parties in possession, encroachments, overlaps, overlaps, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, or any matters, not of record, which would be disclosed by an accurate survey and inspection of the premises.
- 3. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.
- 4. Any lien for services, labor or mineral in connection with improvements, repairs or renovations provided before, on or after Date of Policy, not shown by the public records.

TO HAVE AND TO HOLD to the said GRANTEE, her heirs and assigns forever.

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



IN WITNESS WHEREOF, I have hereunto set my hand and seal, this  $\sqrt{27}^{\text{H}}$  day of September, 2006.

Bowdoin Ranch, L.L.C.

By: Mary B. Roberts

Its: Manager

GRANTOR

THE STATE OF ALABAMA)
COUNTY OF SHELBY

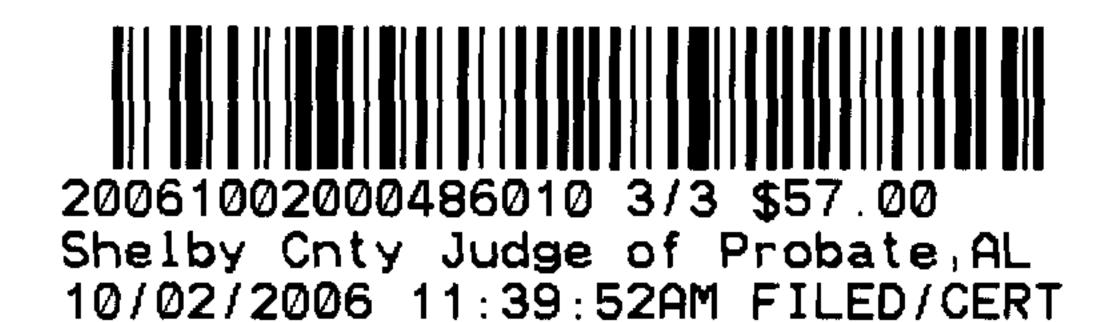
I, the undersigned Notary Public in and for said County in said State, hereby certify that Mary B. Roberts, whose name as Manager of Bowdoin Ranch, L.L.C., an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said document, she, as such manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this  $\sqrt{\frac{7}{1000}}$  day of September, 2006.

NOTARY PUBLIC

My commission expires: 4/27/27

## Legal Description:



A Parcel of land situated in the Southwest ¼ of the Southwest ¼ of Section 4, Township 18 South, Range 1 East, and being more particularly described as follows:

Commence at the Northeast corner of the Southwest ¼ of the Southwest ¼ of Section 4, Township 18 South, Range 1 East, and run South 00 degrees, 21 minutes, 37 seconds East, along the East line of said quarter 335.77 feet to the Centerline of an old County Road; thence run South 44 degrees, 28 minutes, 31 seconds West along said Centerline 102.76 feet; thence run South 35 degrees, 19 minutes, 32 seconds West along said Centerline 178.37 feet, to the Northerly Right-of-Way of County Road 41; Thence run South 71 degrees, 23 minutes, 06 seconds West along said Right-of-Way (80 feet) 130.18 feet to the PC of a curve to the Right having a Delta of 00 degrees, 28 minutes, 33 seconds and a Radius of 7819.46 feet, and run along the arc of said curve for 64.95 feet (chord bearing of South 71 degrees, 36 minutes, 43 seconds West and a chord of 64.95 feet) to the POINT OF BEGINNING; thence continue along said curve on a delta of 1 degree, 10 minutes, 08 seconds and a radius of 7819.46 feet and an arc of 159.52 feet (chord bearing of South 72 degree, 26 minutes, 04 seconds West and chord of 159.52 feet); thence leaving said Right-of-Way run North 16 degrees, 05 minutes, 33 seconds West 182.43 feet; thence run North 60 degrees, 37 minutes, 41 seconds East 126.63 feet; thence run South 25 degrees, 59 minutes, 54 seconds East 210.55 feet to the POINT OF BEGINNING.

> Shelby County, AL 10/02/2006 State of Alabama

Deed Tax:\$40.00