## Cahaba Title, Inc.

Eastern Office (205) 833-1571

Riverchase Office (205) 988-5600 FAX 988-5905

FAX 833-1577 This instrument was prepared by:
(Name) Frances J. Walker Send Tax Notice to: Green Valley Realty Co., Inc. (Name) (Name) 2172 Highway 2172 Highway 31 South (Address) Pelham, AL Pelham, AL CORPORATION FORM WARRANTY DEED Shelby Cnty Judge of Probate, AL STATE OF ALABAMA 11/16/2006 12:31:44PM FILED/CERT SHELBY KNOW ALL MEN BY THESE PRESENTS, COUNTY That in consideration of One hundred fifty-seven thousand two hundred & no/100 DOLLARS to the undersigned grantor, Stoney Ridge Development Corporation, a corporation (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Green Valley Realty Company, Incorporated (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit: Attached Exhibit "A" Subject to covenants, restrictions and easements of record. Subject to Mineral and Mining Rights. \$152,000.00 Of the Purchase Price Was paid from the Proceeds of Mortgage LOAN Closed SIMULTANEOUSLY Herewith, TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, devisees, assigns, or its successors and assigns forever. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her, or their heirs, devisees, executor or assigns, or its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances; that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall warrant and defend the same against the lawful claims of all persons. IN WITNESS WHEREOF, the said GRANTOR by its President, who is authorized to execute this conveyance, hereto set its signature and seal, December, 24th2005. \_\_\_ day of this the ATTEST: STATE OF ALABAMA SHELBY

a Notary Public in and for said County, in said State,

hereby certify that Frances J. Walker is Attorney in Fact for Harold R. Walker (both are personally known to me & produced the Power of Attorney at signing) whose name as

President of Stoney Ridge Development Corp., a corporation, 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)(she), as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

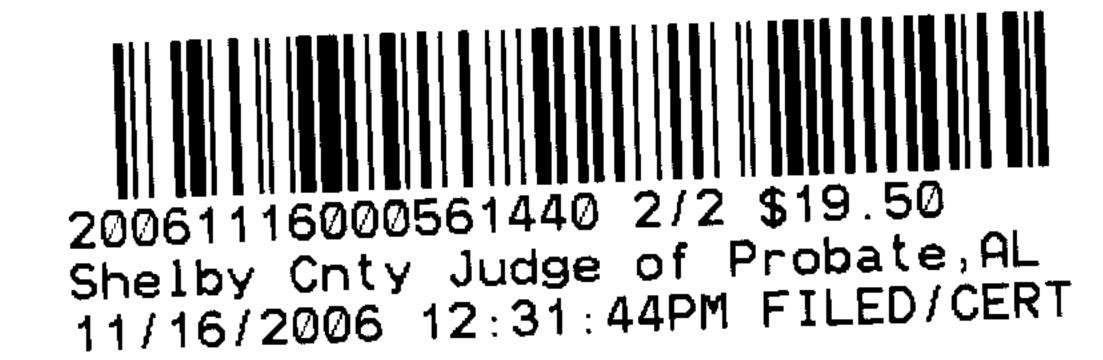
Given under my hand and official seal, this the 24th

1. Donald R. Roberson,

day of December, 2005.

Notary Public

## EXHIBIT "A"



## Description of Parcel "A":

Lots 1 and 2, Block 4, Nickerson-Scott Survey, a map of which is recorded in the Office of Judge of Probate, Shelby County, Alabama, in Map Book 3, on Page 34,

Also, an easement for ingress and egress which is more particularly described as follows: Beginning at the southwest corner of said Lot 1, run east along the south line of said lot for a distance of 90 feet, thence turn an angle to the right of 90° and run south for a distance of 20 feet, thence turn an angle to the right of 90° and run west for a distance of 90 feet to the east right-of-way line of a public street, thence run north along said street right-of-way line for 20 feet to the point of beginning.

There is reserved onto the owners of Lots 3 and 4, in said Block 4, an easement 20 feet in width across part of Lots 1 and 2, for ingress and egress, the centerline of said easement being more particularly described as follows:

From the northwest corner of Lot 2, run south along the west line of Lots 2 and 1 for a distance of 58 feet to a point of beginning of said easement centerline, thence turn an angle to the left and run in a northeasterly direction for a distance of 83 feet, more or less, to a point on the north line of said Lot 2 which is 60 feet east of the northeast corner of said lot, the end of said easement centerline.

There is reserved onto the owners of the property which lies south of Lot 1 an easement for ingress and egress across a part of Lot 1, said part being more particularly described as follows: Beginning at the southwest corner of said Lot 1, run north along the west line of said lot for a distance of 10 feet, thence turn an angle to the right and run southeasterly for a distance of 27 feet, more or less, to a point on the south line of said Lot 1 which is 25 feet east of the point of beginning, thence west along said south line for a distance of 25 feet to the point of beginning.

## Description of Parcel "B":

A parcel of land situated in the W ½ of SW ¼, Section 36, Township 20 South, Range 3 West, Shelby County, Alabama, said part being more particularly described as follows:

Beginning at the southwest corner of Lot 1, Block 4, Nickerson-Scott Survey, a map of which is recorded in the Office of Judge of Probate, Shelby County, Alabama, in Map Book 3, Page 34, run thence east along the south line of said Lot 1 for a distance of 200 feet; thence turn an angle to the right of 90° and run south for a distance of 100 feet; thence turn an angle to the right of 90° and run west for a distance of 200 feet; thence turn an angle to the right of 90° and run north for a distance of 100 feet to the point of beginning.

Also, an easement for ingress and egress across Lot 1, in said Block 4, said easement being more particularly described a follows: Beginning at the southwest corner of said Lot 1, run north along the west line of said lot for a distance of 10 feet, thence turn an angle to the right and run southeasterly for a distance of 27 feet, more or less, to a point on the south line of said Lot 1 which is 25 feet east of the point of beginning, thence west along said south line for a distance of 25 feet to the point of beginning.

There is a reserved unto the owners of Lot 1, in said Block 4, an easement for ingress and egress, said easement being more particularly described as follows: Beginning at the southwest corner of said Lot 1, run east along the south line of said lot for a distance of 90 feet, thence turn an angle to the right of 90° and run south for a distance of 20 feet, thence turn an angle to the right of 90° and run west for a distance of 90 feet to the east right-of-way line of a public street, thence run north along said street right-of-way line for 20 feet to the point of beginning.