

739,415

20061227000627400 1/5 \$262.50
Shelby Cnty Judge of Probate, AL
12/27/2006 01:08:54PM FILED/CERT

Instrument Prepared by:
Norman M. Orr.
Burr & Forman LLP
420 N. 20th Street, Suite 3100
Birmingham, AL 35203

Send Tax Notice to:

100 Village Street
Birmingham, AL
35242

STATE OF ALABAMA)

SHELBY COUNTY)

Shelby County, AL 12/27/2006
State of Alabama

Deed Tax: \$239.50

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the aggregate sum of Ten Dollars (\$10.00) in hand paid to the undersigned, and in exchange for all of the undersigned grantee's interest in the undersigned grantor transferred over to the undersigned grantor, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **WEATHERBY MANOR, L.L.C.**, an Alabama limited liability company (the "Grantor") does hereby grant, bargain, sell and convey unto **STAN SMITH** (the "Grantee") an undivided 4% interest as a tenant in common in the following described real estate situated in Shelby County, Alabama:


See Exhibit A attached hereto and incorporated herein.

LESS AND EXCEPT, all oil, gas and other minerals and mining rights not owned by the Grantor. After this conveyance and a similar separate conveyance of even date herewith by Grantor to **ALLEN M. MEISLER** of an undivided 32% interest in the subject property, the real property described above shall be owned as tenants in common as follows: **WEATHERBY MANOR, L.L.C.** (64%) and **ALLEN M. MEISLER** (32%) and **STAN SMITH** (4%).

TO HAVE AND TO HOLD unto the Grantee, his heirs and assigns, forever, **SUBJECT**, however, to (a) all covenants, conditions, easements, encroachments, reservations, restrictions, rights of way and similar matters having effect on said real estate whether of record or discoverable by an inspection or survey of said real estate, and (b) all mortgages and other matters of record, and (c) the lien for ad valorem taxes for the current tax year.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed effective
December 1, 2006.

GRANTOR:


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WEATHERBY MANOR, L.L.C., an Alabama limited
liability company

By 
Harold W. Ripps
Its Authorized Member

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Harold W. Ripps, as authorized member of Weatherby Manor, L.L.C., an Alabama limited liability company, whose name 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, as such authorized member 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 26th day of December, 2006.

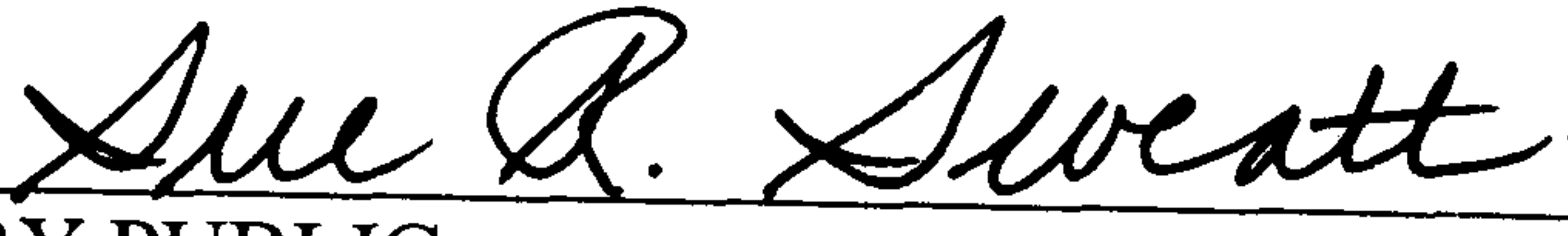

NOTARY PUBLIC
My Commission expires: 1-15-08

Exhibit A
Legal Description



20061227000627400 3/5 \$262.50
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**EXHIBIT A
TO
WELLINGTON MANOR APARTMENTS**

LEGAL DESCRIPTION

Parcel I:

A tract of land situated in the South ½ of the Southeast quarter of Section 25 and the Northwest quarter of the Northeast quarter of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of the Southwest quarter of the Southeast quarter of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama and run in an Easterly direction along the North line of said quarter quarter section a distance of 1,222.60 feet to the point of beginning; thence continue in an Easterly direction along the North line of said quarter quarter section and North line of the Southeast quarter of the Southeast quarter a distance of 389.61 feet to a point on the westerly Right of Way line of Interstate Highway I-65; thence turn an interior angle of 93 Degrees 35 Minutes 03 Seconds and run to the right in a Southerly direction along the Westerly Right of Way line of I-65 a distance of 532.46 feet to a point; thence turn an interior angle of 210 Degrees 58 Minutes 46 Seconds and run to the left in a Southeasterly direction along the Westerly Right of Way line of I-65 a distance of 174.91 feet to a point; thence turn an interior angle of 149 Degrees 06 Minutes 36 Seconds and run to the right in Southerly direction along the Westerly Right of Way line of I-65 a distance of 173.37 feet to a point; thence turn an interior angle of 128 Degrees 02 Minutes 08 Seconds and leaving the I-65 right of way run in Southwesterly direction a distance of 239.40 feet to the pc of a curve; thence continue in a Southwesterly direction along the arc of a curve to the left having a central angle of 08 Degrees 03 Minutes 07 Seconds and radius of 1942.02 feet a distance of 272.92 feet to a point; thence turn an interior angle of 126 Degrees 40 Minutes 14 Seconds (angle measured from tangent) and run to the right in a Westerly direction a distance of 262.25 feet to a point; thence turn an interior angle of 270 Degrees 00 Minutes 00 Seconds and run to the left in a Southerly direction a distance of 382.52 feet to a point on the North Right of Way line of Shelby County Highway No. 68; thence turn an interior angle of 90 Degrees 00 Minutes 00 Seconds and run to the right in Westerly direction along the Northerly Right of Way line of Shelby County Highway No. 68 a distance of 48.11 feet to the P.C. of a curve; thence continue in a Westerly direction along the Northerly Right of Way line of Shelby County Highway No. 68 and along the arc of a curve to the right having a central angle of 1 Degrees 44 Minutes 55 Seconds and a radius of 88.99 feet a distance of 26.92 feet to a point on the curve; thence turn an interior angle of 91 Degrees 41 Minutes 13 Seconds (angle measured from tangent) and run to the right in a Northerly direction a distance of 383.27 feet to a point on a curve, thence turn an

interior angle of 267 Degrees 03 Minutes 09 Seconds (angle measured to tangent) and run to the left in a Westerly direction along the arc of a curve to the right having a central angle of 17 Degrees 44 Minutes 49 Seconds and a radius of 499.48 feet a distance of 154.71 feet to the pt of said curve; thence continue in a Northwesterly direction along the projection of the tangent to the last described curve a distance of 365.17 feet to a point; thence turn an interior angle of 116 Degrees 37 Minutes 27 Seconds and run to the right in a Northerly direction a distance of 314.84 feet to a point; thence turn an interior angle of 88 Degrees 11 Minutes 56 Seconds and run to the right in an Easterly direction a distance of 364.66 feet to a point; thence turn an interior angle of 246 Degrees 03 Minutes 03 Seconds and run to the left in a Northeasterly direction a distance of 730.55 feet to the point of beginning.

Parcel II;

A tract of land situated in the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 25 and in the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 36, all in Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama and run Easterly along the North line of said $\frac{1}{4}$ $\frac{1}{4}$ section for 1120.60 feet; thence turn 113 Degrees 57 Minutes 02 Seconds right and run Southwesterly for 730.55 feet; thence turn 66 Degrees 03 Minutes 03 Seconds right and run Westerly for 364.66 feet; thence turn 91 Degrees 48 Minutes 04 Seconds left and run southerly for 314.84 feet to the point of beginning of the tract of land herein described, thence continue along the last described course for 88.41 feet to a point; thence turn 47 Degrees 26 Minutes 24 Seconds right to the tangent of a curve to the left, said curve having a radius of 519.78 feet and a central angle of 23 Degrees 58 Minutes 43 Seconds; thence run Southwesterly along said curve for 217.53 feet to the point of a tangent to said curve; thence run Southwesterly along the tangent to said curve for 101.55 feet to a point on the Northerly Right of Way line of Shelby County Highway No. 68; thence turn 93 Degrees 57 Minutes 01 Seconds left to the tangent of a curve to the right said curve having a radius of 1,440.04 feet and a central angle of 7 Degrees 09 Minutes 25 Seconds; thence run Southeasterly along said curve and said Right of Way line for 179.88 feet to the point of tangent to said curve; thence run Southeasterly along said tangent and said Right of Way line for 173.42 feet to the point of beginning of a curve to the left, said curve having a radius of 881.99 feet and a central angle of 19 Degrees 03 Minutes 05 Seconds; thence run along said curve and said Right of Way line for 293.27 feet to a point on the Westerly Right of Way line of Weatherly Manor Drive; thence turn 91 Degrees 41 Minutes 13 Seconds left from the tangent to said curve at said point and run Northerly along said Weatherly Manor Drive Right of Way for 383.27 feet to a point; thence turn 87 Degrees 03 Minutes 09 Seconds left to the tangent of a curve to the right, said curve having a radius of 499.48 feet and a central angle of 17 Degrees 44 Minutes 49 Seconds; thence run Northwesterly along said curve for 154.71 feet to the point of a tangent to said curve; thence run along the tangent to said curve at said point for 365.17 feet to the point of beginning.

Situated in Shelby County, Alabama.