



20070105000007750 1/3 \$67.00
Shelby Cnty Judge of Probate, AL
01/05/2007 04:28:47PM FILED/CERT

Send Tax Notice To:
Kevin Dodge
610 Renaissance Drive
Hoover, Alabama 35226

This instrument was prepared by:

Laurie Boston Sharp,
ATTORNEY AT LAW, LLC
P. O. Box 567
Birmingham, AL 35007

*All considerations is being
paid by the mortgage*

Statutory Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF ONE HUNDRED FIFTY THOUSAND and 00/100 DOLLARS (\$150,000.00) paid to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **CEDAR LANE, LLC**, an Alabama limited liability company (herein referred to as Grantor), does grant, bargain, sell and convey unto **KEVIN DODGE, a married man** (herein referred to as Grantee), the following described real estate (herein referred to as the Property), situated in the State of Alabama, County of Shelby, to-wit:

SEE EXHIBIT A, INCORPORATED AS IF SET FORTH HEREIN.

The above Property is conveyed subject to:

1. the lien of ad valorem and similar taxes for 2007 and subsequent years;
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights, including but not limited to gas, oil, sand and gravel, in, on and under subject property;
3. Transmission line permit to Alabama Power Company as recorded in Deed Book 112, Page 460 in the Probate Office of Shelby County;
4. Right of Way to Shelby County as recorded in Deed Book 212, Page 460 in the Probate Office of Shelby County, Alabama;
5. Any and all matters of record; and
6. All matters that would be revealed by the survey of the subject property performed by Ray & Gilliland, PC on July 22, 2005.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever .

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the undersigned said Grantor, has executed this conveyance on this the 3rd day of January, 2007.

CEDAR LANE, LLC,
an Alabama limited liability company

By: [Signature]
Kenneth Carter
Its: Member

By: [Signature]
William. A. McNeely III
Its: Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that KENNETH R. CARTER and WILLIAM A. McNEELY III, whose names as Members of CEDAR LANE, LLC, an Alabama limited liability company, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, in their capacity as such members and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of January 2007.

[Signature]
NOTARY PUBLIC
My commission expires: 5-13-2008

COMMITMENT

2007010500007750 3/3 \$67.00
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SCHEDULE A

File No.: S-06-15540

Commitment No.: C-S-06-15540

EXHIBIT A

NORTH PARCEL:

Commence at a 1/2-inch rebar in place being the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 36, Township 21 South, Range 3 West, Shelby County, Alabama; thence proceed South 00 degrees 11 minutes 36 seconds West along the West boundary of said 1/4 - 1/4 Section for a distance of 372.17 feet to a 1/2-inch rebar in place, said point being the point of beginning; from this beginning point proceed South 87 degrees 15 minutes 07 seconds East for a distance of 329.81 feet to a 1/2-inch capped rebar in place; thence proceed North 01 degrees 02 minutes 11 seconds West for a distance of 26.75 feet to a 1/2-inch rebar in place; thence proceed South 59 degrees 35 minutes 54 seconds East for a distance of 53.48 feet to a 1/2-inch rebar in place; thence proceed South 45 degrees 32 minutes 06 seconds East for a distance of 134.32 feet to a 1/2-inch rebar in place; thence proceed South 47 degrees 30 minutes 37 seconds East for a distance of 112.26 feet to a 1/2-inch rebar in place, being located on the Northerly right of way of Shelby County Road No. 24 (Longview-Montevallo Road); thence proceed South 68 degrees 00 minutes 31 seconds West along the Northerly right of way of said road for a distance of 101.36 feet; thence proceed South 60 degrees 23 minutes 15 seconds West along the Northerly right of way of said road for a distance of 62.80 feet; thence proceed South 55 degrees 24 minutes 41 seconds West along the Northerly right of way of said road for a distance of 61.67 feet; thence proceed South 49 degrees 49 minutes 49 seconds West along the Northerly right of way of said for a distance of 74.98 feet; thence proceed South 44 degrees 16 minutes 33 seconds West along the Northerly right of way of said road for a distance of 64.92 feet; thence proceed South 38 degrees 07 minutes 20 seconds West along the Northerly right of way of said road for a distance of 64.90 feet; thence proceed South 32 degrees 15 minutes 07 seconds West along the Northerly right of way of said road for a distance of 70.19 feet; thence proceed South 28 degrees 42 minutes 31 seconds West along the Northerly right of way of said road for a distance of 57.14 feet; thence proceed South 27 degrees 59 minutes 43 seconds West along the Northerly right of way of said road for a distance of 92.99 feet; thence proceed South 31 degrees 26 minutes 54 seconds West along the Northerly right of way of said road for a distance of 53.99 feet; thence proceed South 37 degrees 29 minutes 05 seconds West along the Northerly right of way of said road for a distance of 59.67 feet; thence proceed South 43 degrees 15 minutes 21 seconds West along the Northerly right of way of said road for a distance of 60.05 feet to a point on the West boundary of said 1/4 - 1/4 Section; thence proceed North 00 degrees 11 minutes 36 seconds East along the West boundary of said 1/4 - 1/4 Section for a distance of 764.68 feet to the point of beginning.

According to survey of James M. Ray, RLS #18383, dated July 22, 2005.

Shelby County, AL 01/05/2007
State of Alabama

Deed Tax: \$50.00

**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 2 page(s)