

This instrument was prepared by:
JACK H. HARRISON
Scott, Sullivan, Streetman & Fox, P.C.
2450 Valleydale Road
Birmingham, AL 35244

Send Tax Notice to:
Robert L. Burr, Jr.
197 Deer Mountain Circle
Pelham, AL 35124

WARRANTY DEED

VALUE - \$100,000.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the sum of Ten Dollars and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged Stagg Run Development, L.L.C.(hereinafter referred to as "Grantor"), does hereby grant, bargain, sell and convey to Robert L. Burr, Jr. (hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama:

That certain tract of land described on Exhibit A attached hereto and made a part hereof.

Subject to covenants, easements and restrictions of record and current taxes.

TO HAVE AND HOLD unto Grantee, his heirs and assigns forever.

And Grantor does for itself and for its successors and assigns covenant with Grantee, his heirs, executors and assigns, that it is lawfully seized in fee simple of said premises; that they are 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 successors and assigns shall warrant and defend the same to Grantee, his heirs and assigns forever against the lawful claims of all persons *claiming under Grantor* *RLB*

IN WITNESS WHEREOF, Grantor has set its hand and seal, on this, the 23rd day of JANUARY, 2007.

GRANTOR:
STAGG RUN DEVELOPMENT, L.L.C.

By: *Thomas L. Burr, Jr.*
Its Managing Member



20070223000083140 2/3 \$117.00
Shelby Cnty Judge of Probate, AL
02/23/2007 08:20:34AM FILED/CERT

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned Notary Public for the State of Alabama hereby certify that HOMER L. Dabbs, Jr whose name as Managing Member of STAGG RUN DEVELOPMENT, L.L.C. is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being fully familiar with the contents of the said conveyance, he executed the same voluntarily and with full authority to do so on the date the same bears date.

Given under my hand and seal on this, the 23 day of JANUARY, 2007.

NOTARY PUBLIC

My Commission expires on the 30th day
of AUGUST, 2008.



20070223000083140 3/3 \$117.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT A

Proposed Lot 8, Stagg Run (CELL TOWER)

A parcel of land situated in the Northeast quarter of the Northwest quarter of Section 33, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Northeast quarter of the Northwest quarter of said Section 33; thence run in a Northerly direction along the East line of said quarter-quarter section an assumed bearing of North 00 degrees, 03 minutes, 51 seconds East for a distance of 48.57 feet to the point of beginning, also being the Southeast corner of proposed Lot 8, Stagg Run, also being the Northeast corner of proposed Lot 7, Stagg Run; thence run North 90 degrees, 00 minutes, 00 seconds West along the South line of said Lot 8, and also along the North Line of said Lot 7, for a distance of 258.73 feet to a point on the East right-of-way line of proposed Stagg Run Trail, also being on a curve to the right having a central angle of 13 degrees, 47 minutes, 03 seconds, a radius of 350.00 feet, and a chord bearing of North 05 degrees, 39 minutes, 21 seconds East; thence run in a Northeasterly direction along the arc of said curve and also said right-of-way line for a distance of 84.20 feet to a reverse curve to the left having a central angle of 39 degrees, 49 minutes, 40 seconds, a radius of 270.00 feet, and a chord bearing of North 07 degrees, 21 minutes, 58 seconds West; thence run in a Northwesterly direction along the arc of said curve and also along said right-of-way line for a distance of 187.68 feet to a reverse curve to the right having a central angle of 70 degrees, 25 minutes, 00 seconds and a radius of 30.00 feet and a chord bearing of North 07 degrees, 55 minutes, 42 seconds East; thence run in a Northeasterly direction along the arc of said curve and also along said right-of-way line for a distance of 36.87 feet to a point; thence run North 43 degrees, 08 minutes, 11 seconds East along said right-of-way line for a distance of 7.20 feet to the Northwest corner of said Lot 8, also being the Southwest corner of proposed Lot 9 Stagg Run; thence run North 89 degrees, 22 minutes, 15 seconds East along the North line of said Lot 8, also along the South line of said Lot 9, for a distance of 264.70 feet to the Northeast corner of said Lot 8, also being the Southeast corner of said Lot 9, also being on the East line of said quarter-quarter section; thence run South 00 degrees, 03 minutes, 51 seconds West along the East line of said Lot 8, also along the East line of said quarter-quarter line for a distance of 308.42 feet to the point of beginning. Said parcel of land containing 78,541 square feet, more or less.