

Shelby County, AL 02/23/2007
State of Alabama

Deed Tax: \$400.00

20070223000083150 1/3 \$417.00
Shelby Cnty Judge of Probate, AL
02/23/2007 08:20:35AM FILED/CERT

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- \$400,000.00

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. and Deborah N. Burr, (hereinafter referred to as "Grantees") 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 Grantees, their heirs and assigns forever.

And Grantor does for itself and for its successors and assigns covenant with Grantees, their 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 Grantees, their heirs and assigns forever against the lawful claims of all persons *claiming under Grantor. JLD*

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

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

By: *[Signature]*
Its Managing Member

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STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned Notary Public for the State of Alabama hereby certify that Homea L. Dobbs, 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

EXHIBIT A

PROPOSED LOT 21, STAGG RUN (BURR LOT)

A parcel of land situated in the East one half 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 Southwest corner of the Northeast quarter of the Northwest quarter of said Section 33; thence run in an Easterly direction along the South line of said quarter-quarter section, an assumed bearing of South 87 degrees, 41 minutes, 42 seconds East, for a distance of 304.95 feet to the point of beginning, also being on the West line of proposed Lot 21 Stagg Run, also being on the East line of Proposed Lot 22 Stagg Run; thence run North 03 degrees, 53 minutes, 52 seconds East along the West line of said Lot 21, and also along the East line of said Lot 22, for a distance of 37.12 feet to the Northwest corner of said Lot 21, also being on the South line of proposed Lot 20 Stagg Run; thence run South 90 degrees, 00 minutes, 00 seconds East along the South line of proposed Lots 20 and 19 Stagg Run, and also along the North line of said Lot 21, for a distance of 251.40 feet to the Northeast corner of said Lot 21, also being on the West right-of-way line of proposed Stagg Run Circle, also being on a curve to the left, having a central angle of 89 degrees, 06 minutes, 13 seconds, a radius of 54.00 feet, and a chord bearing of South 22 degrees, 33 minutes, 04 seconds East; thence run in a Southeasterly direction along the arc of said curve, and also along said right-of-way line, for a distance of 83.98 feet to the Easternmost corner of said Lot 21, also being the Northwest corner of a proposed park and common area of Stagg Run; thence run South 22 degrees, 53 minutes, 50 seconds West along the East line of said Lot 21, and also along the West line of said park and common area, for a distance of 160.84 feet to the Southeast corner of said Lot 21, also being the Northeast corner of proposed Lot 24 Stagg Run; thence run North 90 degrees, 00 minutes, 00 seconds West along the South line of said Lot 21, also along the North line of said Lot 24, for a distance of 232.74 feet to the Southwest corner of said Lot 21, also being the Southeast corner of said Lot 22; thence run North 03 degrees, 53 minutes, 52 seconds East along the East line of said Lot 21, and also along the West line of said Lot 22, for a distance of 181.53 feet to the point of beginning. Said parcel of land containing 56,339 square feet, more or less.