

20070319000124600 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
03/19/2007 02:54:38PM FILED/CERT

Send Tax Notice To:
Neemac Land Company
420 Shoshone Drive
Montevallo, Alabama 35115

This instrument was prepared by:
Laurie Boston Sharp,
ATTORNEY AT LAW, LLC
P. O. Box 567
Birmingham, AL 35007

Statutory Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF ONE HUNDRED SEVENTY-THREE THOUSAND EIGHT HUNDRED SEVENTY-FIVE and NO/100 DOLLARS (\$173,875.00) 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 **NEEMAC LAND COMPANY, LLC**, an Alabama limited liability company (herein collectively 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 ATTACHED HERETO AND INCORPORATED HEREIN

THIS INSTRUMENT IS EXECUTED AS REQUIRED BY THE ARTICLES OF ORGANIZATION AND OPERATING AGREEMENT OF GRANTOR AND SAME HAVE NOT BEEN MODIFIED OR AMENDED.

ALL OF THE ABOVE CONSIDERATION WAS DERIVED FROM THE PROCEEDS OF A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith.

The above Property is conveyed subject to:

1. ad valorem and similar taxes for 2007 and subsequent years;
2. Permits to Alabama Power Company as set out in instruments recorded in Deed Book 129, page 330 and Deed Book 181, Page 426 in the Probate Office of Shelby County, Alabama;
3. 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;

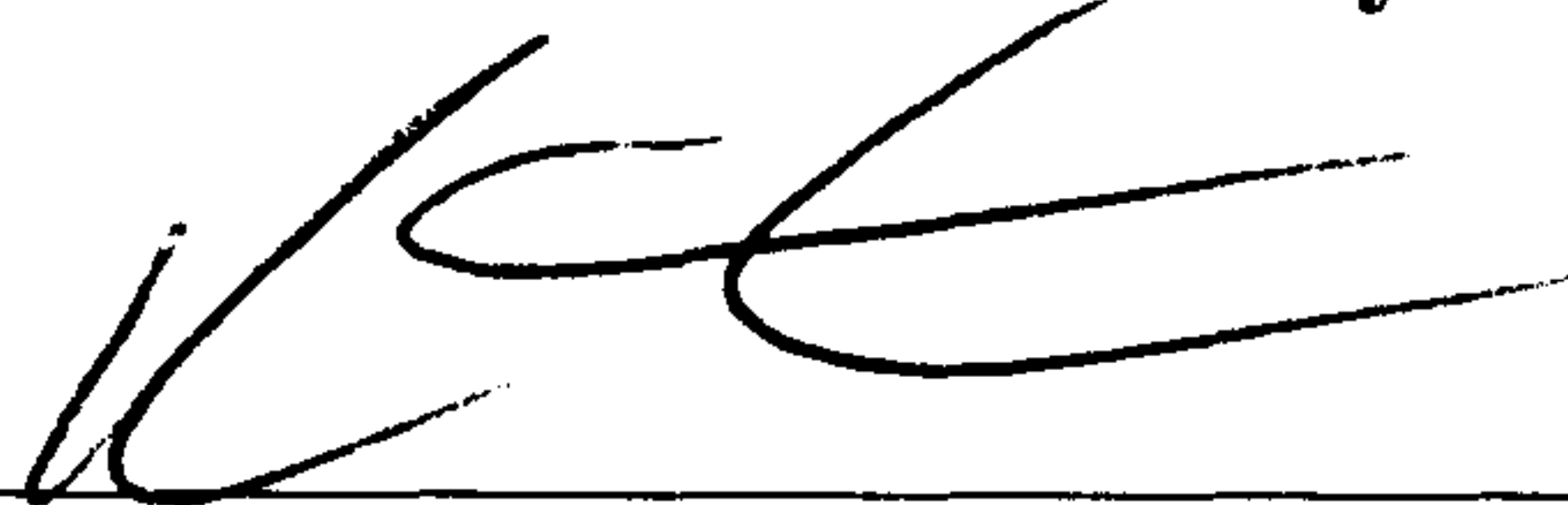
4. Any and all matters of record; and
5. All matters revealed by the survey of Beacon Professional Services, Inc dated January 8, 2007.

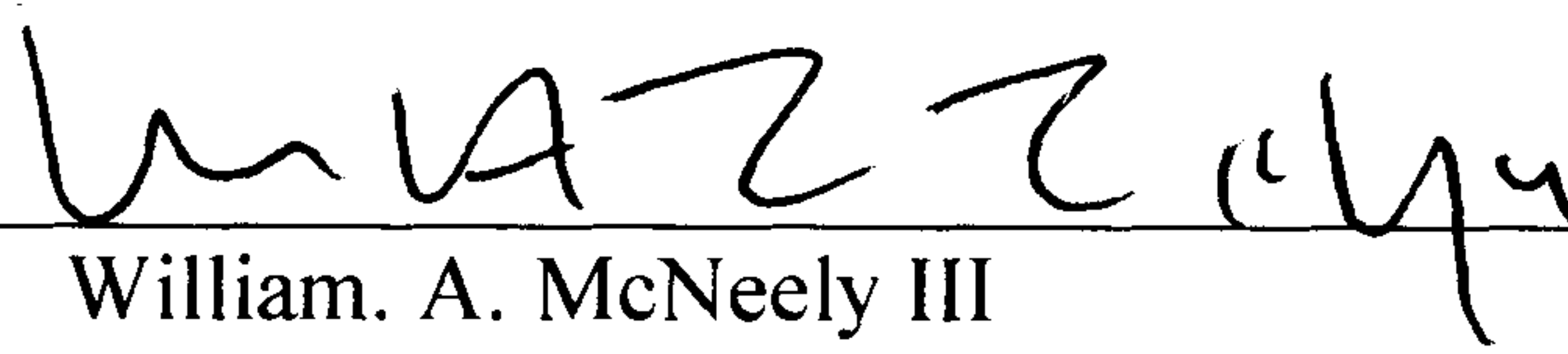
TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

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.

15th IN WITNESS WHEREOF, the undersigned said Grantor, has executed this conveyance on this the day of March, 2007.

CEDAR LANE, LLC,
an Alabama limited liability company

By: 
Kenneth Carter
Its: Member

By: 
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 15th day of March, 2007.



NOTARY PUBLIC

My commission expires: 5-13-2008

File No.: S-07-15675

Commitment No.: C-S-07-15675

EXHIBIT A

A parcel of land situated in the West $\frac{1}{2}$ of Section 9, Township 22 South, Range 3 West, Shelby County, Alabama, and more particularly described as follows:

PARCEL 2:

Beginning at an iron found at the NW corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 9, Township 22 South, Range 3 West; thence South 0 degrees 52 minutes 50 seconds East a distance of 632.15 feet to a 1 -inch X 1-inch angle iron found; thence South 0 degrees 07 minutes 43 seconds West a distance of 647.56 feet to a capped rebar set; thence North 85 degrees 49 minutes 45 seconds West a distance of 257.70 feet to a capped rebar set; thence following the curvature thereof an arc distance of 337.36 feet to a capped rebar set (said arc having a chord bearing of North 87 degrees 48 minutes 03 seconds West, a counterclockwise direction, a chord distance of 337.17 feet and a radius of 2902.09 feet); thence North 21 degrees 43 minutes 30 seconds East a distance of 463.06 feet to a capped rebar set; thence following the curvature thereof an arc distance of 862.90 feet to a capped rebar set (said arc having a chord bearing of North 13 degrees 58 minutes 01 seconds East, a counterclockwise direction, a chord distance of 860.08 feet and a radius of 3078.46 feet); thence North 6 degrees 33 minutes 19 seconds East a distance of 789.69 feet to a $\frac{3}{4}$ -inch pipe found; thence South 87 degrees 08 minutes 57 seconds East a distance of 117.95 feet to a crimp pipe found; thence South 0 degrees 26 minutes 14 seconds West a distance of 209.43 feet to a rebar found; thence South 0 degrees 01 minutes 55 seconds East a distance of 586.10 feet to the point and place of beginning.

Situated in Shelby County, Alabama.

According to survey of Robert F. Weimorts, Jr., RLS #2300 8, dated January 8, 2007.

WA