



20070323000132590 1/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
03/23/2007 01:37:29PM FILED/CERT

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
TSD, LLC  
4905 Highway 69  
Columbiana, AL 35051

STATE OF ALABAMA

)

**GENERAL WARRANTY DEED**

:

COUNTY OF SHELBY

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**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Nine Hundred Fifty-Five Thousand and 00/100 (\$955,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Charles E. Baldwin, and wife, SkyeN. Baldwin**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **TSD, LLC, an Alabama limited liability company**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**See Exhibit "A" attached hereto for legal description.**

Subject To:

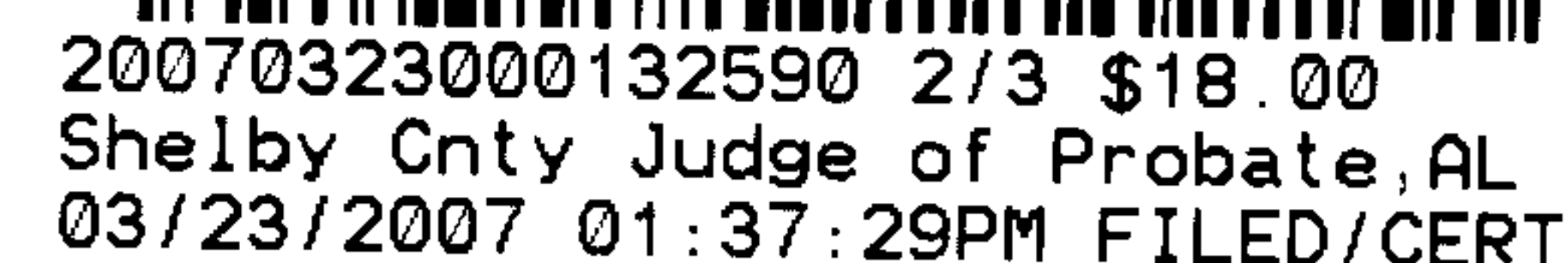
Ad valorem taxes for 2007 and subsequent years not yet due and payable until October 1, 2007. Existing covenants and restrictions, easements, building lines and limitations of record.

\$ 955,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns forever against the lawful claims of all persons.

CLAYTON T. SWEENEY, ATTORNEY AT LAW



14th

**Charles E. Baldwin**

# SkyeN. Baldwin

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IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 14<sup>th</sup> day of March, 2007.


**NOTARY PUBLIC**

10/26/10





**EXHIBIT A**  
**LEGAL DESCRIPTION**

  
20070323000132590 3/3 \$18.00  
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From the Southwest corner of Section 9, Township 21 South, Range 1 East, Shelby County, Alabama, run South 89 degrees 48.1 minutes east along the Section line a distance of 986.50 feet to the POINT OF BEGINNING; thence continue South 89 degrees 48.1 minutes east along said line 2948.27 feet to the southeast corner of the SW 1/4 of the SE 1/4 of said Section; thence North 00 degrees 05.2 minutes East, 2677.53 feet to the Northeast corner of the NW 1/4 of the SE 1/4 of said Section; thence North 89 degrees 52.6 minutes West 1887.82 feet; thence South 04 degrees 33.5 minutes East 1327.11 feet; thence North 52 degrees 15.8 minutes West, 658.61 feet; thence South 79 degrees 27.5 minutes West, 141.45 feet; thence South 27 degrees 07 minutes West 438.02 feet to the Northeast corner of the SW 1/4 of the SW 1/4 of said Section; thence North 89 degrees 49.2 minutes West 1276.06 feet to the East right of way of County Road 5; thence South 00 degrees 25.4 minutes East along said right of way 912.98 feet; thence South 89 degrees 48.1 minutes East 958.75 feet; thence South 00 degrees 25.4 minutes East 424.00 feet to the point of beginning, the same being known as:

Lots A, B, C, D, E & F, according to the Survey of Sector Two, Trail's End, as recorded in Map Book 11, Page 14 in the Probate Office of Shelby County, Alabama.

Lots 3, 4 and 5, according to the Survey of Sector One, Trail's End, as recorded in Map Book 11, Page 15, in the Probate Office of Shelby County, Alabama.