

20070412000168760 1/3 \$95.00
Shelby Cnty Judge of Probate, AL
04/12/2007 08:36:00AM FILED/CERT

This instrument was prepared by
Mitchell A. Spears
Attorney at Law
P.O. Box 119 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to:

(Name) Aziza, LLC
(Address) 537 Crestway Cir.
Birmingham, AL 35226

Limited Liability Company Form Warranty Deed

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **THREE HUNDRED NINETY THOUSAND and 00/100 (\$390,000.00)** to the undersigned grantor, **B & C, LLC**, a limited liability company (herein referred to as GRANTOR) in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto **AZIZA, LLC** (herein referred to as GRANTEE), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

A portion of lots 6, 7, and 8, Block 27 of the survey of J H Dunston's Map of Calera (said map is unrecorded and is unavailable for recordation) and the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 21, Township 22 South, Range 2 West, being more particularly described as follows: Commencing at the point of intersection of the centerline of Montgomery Avenue and the center of the main line tract of the Southern Railroad; thence North along the centerline of Montgomery Avenue a distance of 494 feet; thence at a right angle left a distance of 40 feet to an iron pin; thence at a right angle to the right North along the West line of said Avenue a distance of 75 feet to the point of beginning of the lot herein described; thence continue North along the West line of said Avenue 100 feet to the South boundary of James H. Pilgreen land; thence at an interior angle of 89 deg. 27 min. left Westerly a distance of 150 feet; thence at an interior angle of 90 deg. 33 min left a distance of 100 feet; thence at an interior angle of 89 deg. 27 min left a distance of 150 feet to the point of beginning; said property lying in the City of Calera, Shelby County, Alabama.

ALSO, the following easement, Beginning at the Southeast corner of the above described land and run thence Southeasterly along the West boundary of Montgomery Avenue a distance of 40 feet; thence run Northwesterly a distance of 56.3 feet to a point on the South boundary of the above described land which is 40 feet West of the Southeast corner thereof; thence Easterly along said South boundary a distance of 40 feet to the point of beginning; being situated in Shelby County, Alabama.

ALSO, a lot in the Town of Calera, Alabama, more particularly described as follows: Beginning at a point of intersection of the centerline of Montgomery Avenue and the center of the Main Line track of the Southern Railroad; thence run North along the centerline of said Montgomery Avenue a distance of 494 feet; thence at a right angle left a distance of 40 feet; thence at a right angle to the right North along the West line of said Montgomery Avenue a distance of 75 feet to the point of beginning of the land herein described and conveyed; and which said point constitutes the Southeast boundary of the lot leased by O.C. and Clarice Farris to Sinclair Refining which is recorded in Deed Book 188 page 157 and which said point is marked by an iron pin; thence at an interior angle of 89 deg. 27 min. left run Westerly along the South boundary of said Sinclair Refining Company lot a distance of 150 feet; thence at an interior angle of 90 deg. 33 min. left run a distance of 35 feet to the Northwest corner of the lot conveyed by Farris to R. P. Henderson and Howell Henderson as shown by

Deed Book 209 page 319; thence turn an angle of 90 deg. 33 min. to the left and run thence Easterly along the North boundary of said Henderson lot 150 feet to point of West boundary of said Montgomery Avenue; thence turn an angle of 89 deg. 27 min. to left and run along West line of said Montgomery Avenue a distance of 35 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

- Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand, and gravel in, on and under subject property.
- General and special taxes or assessments for the year 2007 and subsequent years.
- Sanitary Sewer Easement to City of Calera as shown by instrument recorded in Inst. No. 2003050900286490 in the Probate Office.
- 100 foot Alabama Power Company power and telephone lines triangular easement at the Southeast corner and encroachment(s) of fences(s) all as shown on the survey by Donald L. Hadden, dated 05/17/90.
- Encroachment(s) of asphalt pavement and building onto and/or off of the land as shown by the survey by Donald L. Hadden, dated 05/17/90.
- **PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE HEREIN IN FAVOR OF CENTRAL STATE BANK IN THE SUM OF \$312,000.00.**

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by **BURNIE HIGGINBOTHAM, JR. and CAROLYN HIGGINBOTHAM, as Managing Members**, who are authorized to execute this conveyance, hereto set its signature and seal, this the 10th day of April, 2007.

B & C, LLC


By: **Burnie Higginbotham, Jr.**
Its: **Managing Member**

B & C, LLC


By: **Carolyn Higginbotham**
Its: **Managing Member**



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STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **Burnie Higginbotham, Jr., and Carolyn Higginbotham**, whose name(s) as **Managing Members of B & C, LLC**, a limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the 10th day of April, 2007.

Notary Public

My Commission Expires: 8/13/09

Shelby County, AL 04/12/2007
State of Alabama

Deed Tax: \$78.00