

20070517000230700 1/2 \$64.00
Shelby Cnty Judge of Probate, AL
05/17/2007 02:34:03PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
BOARDMAN, CARR & HUTCHESON, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS
Shaw Properties, Inc.
304 Nichols Road
Chelsea, AL 35043

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Fifty Thousand and 00/100 (\$50,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **George Wayne Shaw, a single individual** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Shaw Properties, Inc., a corporation**, (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:


Commence at the Northwest corner of the SW 1/4 of the SE 1/4 of Section 12, Township 20 South, Range 2 West; thence run East along the North line of said 1/4 1/4 Section a distance of 300.00 feet to the point of beginning;; thence turn an angle of 88 deg. 58 min. to the right and run a distance of 888.21 feet to the North right of way line of a county public road; thence turn an angle of 111 deg. 14 min. to the left and run along said right of way line a distance of 83.60 feet to the P.C. of a right of way curve; thence continue along said right of way (whose Delta angle is 33 deg. 00 min. to the left, radius is 245.52 feet, tangent distance is 72.72 feet, length of arc is 141.40 feet) to the P.T. of said right of way curve; thence continue in the same direction along said right of way line a distance of 82.23 feet to the P.C. of a right of way curve; thence continue along said right of way curve (whose delta angle is 21 deg. 23 min. 02 sec. to the right, radius is 535.88 feet, tangent distance of 101.17 feet, length of arc is 200.00 feet) to the P.T. of said right of way curve and run a distance of 562.03 feet to the North line of said 1/4 1/4 Section; thence turn an angle of 88 deg. 58 min. to the left and run West along the North line of said 1/4 1/4 Section a distance of 380.47 feet to the point of beginning. Situated in the SW 1/4 of the SE 1/4 of Section 12, Township 20 South, Range 2 West, Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.


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 GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR 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 GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 17th day of May, 2007.


George Wayne Shaw

STATE OF ALABAMA)
COUNTY OF SHELBY)


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I, the undersigned, a Notary Public, in and for said County and State, hereby certify that George Wayne Shaw, a single individual whose name 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 Instrument signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 17th day of May, 2007.

Katherine C. Hootchey

NOTARY PUBLIC

My Commission Expires: 8/16/09

Shelby County, AL 05/17/2007
State of Alabama

Deed Tax: \$50.00

