

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Rigg Parker
~~XXXXXXXXXX~~ P.O. Box 386
Montevallo, AL 35115

WARRANTY DEED



20070524000242820 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
05/24/2007 12:36:06PM FILED/CERT

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of One Hundred Thousand dollars and Zero cents (\$100,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, The Bryant Group, LLC, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Rigg Parker (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO TAXES FOR 2007 AND SUBSEQUENT YEARS, EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, AND PERMITS OF RECORD.

\$100,000.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

\$0.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A SECOND MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

THIS PROPERTY CONSTITUTES NO PART OF THE GRANTOR, OR OF HIS/HER/THEIR SP OUSE(S).

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this.

The Bryant Group, LLC

Steven Bonman member (SEAL)
Jack Robinson member (SEAL)
Ben member

STATE OF ALABAMA

}

General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that

The Bryant Group, LLC whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of April, 2007.

Notary Public
Notary Public
My Commission Expires: 10/16/08

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:

Commencing at a crimp pipe 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 along the Northerly right of way of unnamed road (30-foot right of way); thence North 85 degrees 49 minutes 45 seconds West and along the Northerly right of way of said road a distance of 257.70 feet to a capped rebar set; thence following the curvature thereof an arc distance of 337.13 feet and along the Northerly right of way of said road to a capped rebar set along the Easterly right of way of Salem Road or Shelby County Road 15 (80-foot right of way) (said arc having a chord bearing of North 87 degrees 47 minutes 54 seconds West, a counterclockwise direction, a chord distance of 336.94 feet and a radius of 2902.09 feet); thence South 86 degrees 38 minutes 27 seconds West a distance of 88.49 feet to a capped rebar set along the Westerly right of way of Salem Road or Shelby County Road 15 (80-foot right of way); thence North 21 degrees 56 minutes 38 seconds East and along the Westerly right of way of Salem Road a distance of 468.75 feet to a capped rebar set; thence following the curvature thereof an arc distance of 28.64 feet and along the Westerly right of way of said road to a point (said arc having a chord bearing of North 21 degrees 41 minutes 30 seconds East, a counterclockwise direction, a chord distance of 28.64 feet and a radius of 3250.87 feet), which is the point of beginning; thence North 78 degrees 26 minutes 53 seconds West a distance of 322.11 feet to a point; thence North 11 degrees 33 minutes 07 seconds East a distance of 460.70 feet to a point; thence South 78 degrees 26 minutes 53 seconds East a distance of 368.93 feet to a point; thence following the curvature thereof an arc distance of 463.46 feet and along the Westerly right of way of Salem Road (said arc having a chord bearing of South 17 degrees 21 minutes 18 seconds West, a clockwise direction, a chord distance of 463.07 feet and a radius of 3250.87 feet) to the point and place of beginning.

RP
SJB
MJP
Bar