


THIS INSTRUMENT PREPARED BY:

✓ Courtney Mason & Associates, P.C.  
1904 Indian Lake Drive, Suite 100  
Birmingham, Alabama 35244  
STATE OF ALABAMA )

GRANTEE'S ADDRESS:  
Sandy Creek Properties, LLC  
312 Sunset Ridge  
Bessemer, Alabama 35022

GENERAL WARRANTY DEED


COUNTY OF SHELBY )

  
20070531000253480 1/3 \$228.00  
Shelby Cnty Judge of Probate, AL  
05/31/2007 11:21:27AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Ten Thousand and 00/100 (\$210,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Frank A. Lovoy aka Frank Anthony Lovoy, III and Sharon W. Lovoy, husband and wife** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Sandy Creek Properties, LLC, a 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 legal description attached as Exhibit "A"

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

 Frank A. Lovoy deed dated 3/25/98 and filed 4/2/98 in Instrument 1998-11717, is one and the same person as Frank Anthony Lovoy, III.

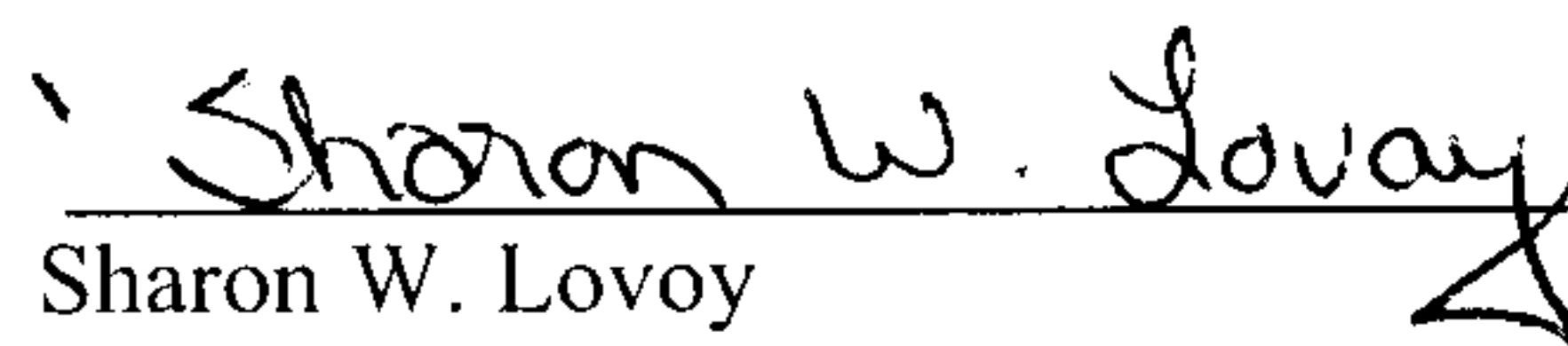
See Exhibit "B" attached hereto which is a letter from Shelby County highway Department dated May 21, 2007 concerning maintenance of the road.

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 heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 30th day of May, 2007.

  
Frank A. Lovoy  
aka Frank Anthony Lovoy, III

  
Sharon W. Lovoy

STATE OF ALABAMA )

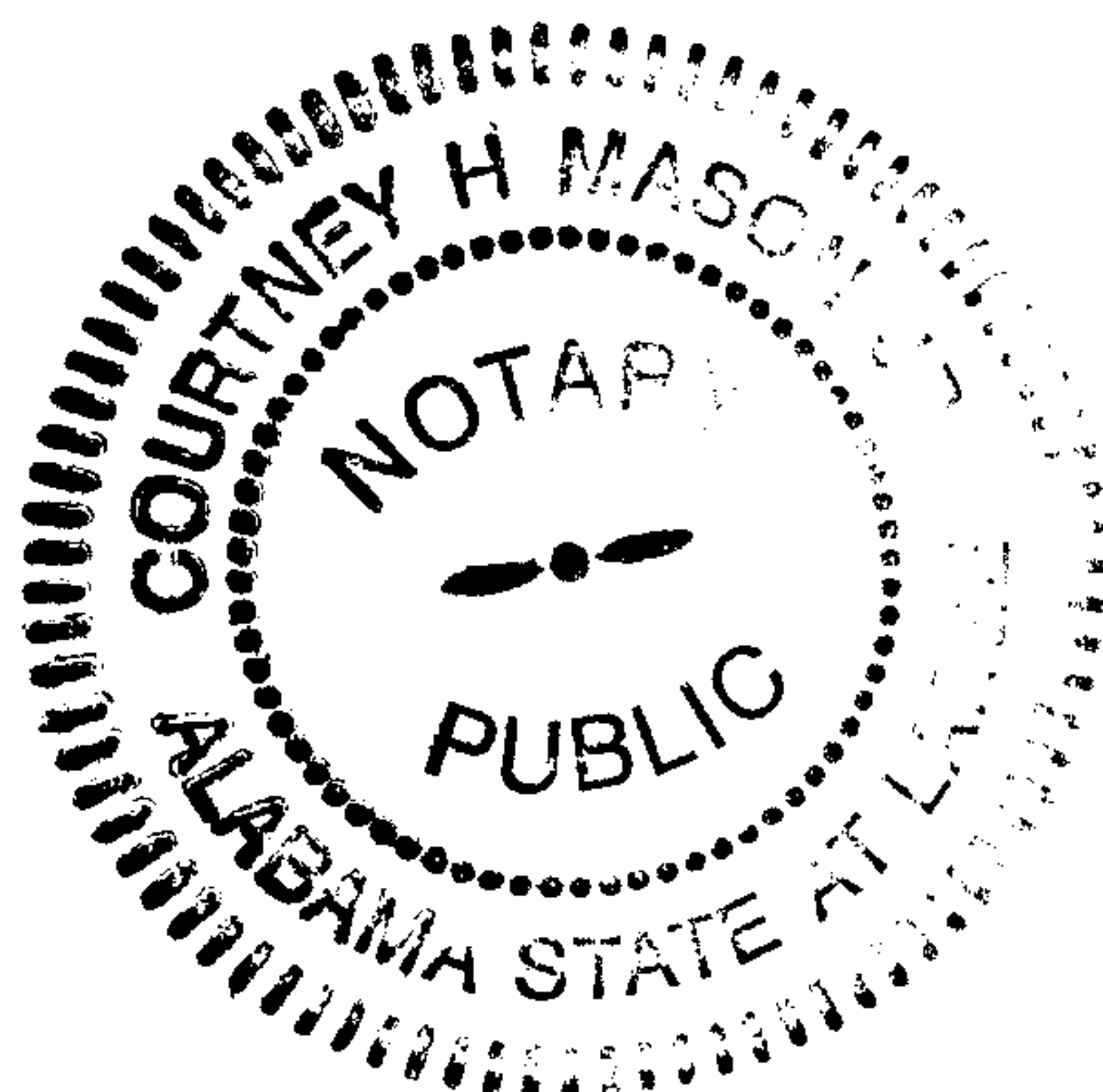
COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Frank A. Lovoy aka, Frank Anthony Lovoy, III and Sharon W. Lovoy, husband and wife whose names 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 Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of May, 2007.

  
NOTARY PUBLIC

My Commission Expires: 3/5/11



COURTNEY H. MASON, JR.  
COMMISSION EXPIRES MARCH 5, 2011

Shelby County, AL 05/31/2007  
State of Alabama  
Deed Tax: \$210.00



COMMENCE AT A FOUND OPEN IRON TOP BEING THE ACCEPTED NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 5 WEST, THENCE RUN NORTH 86 DEGREES 33 MINUTES 42 SECONDS WEST A DISTANCE OF 329.11 FEET TO THE POINT OF BEGINNING, THENCE RUN SOUTH 1 DEGREE 33 MINUTES 51 SECONDS WEST A DISTANCE OF 1214.86 FEET; THENCE RUN NORTH 35 DEGREES 22 MINUTES 44 SECONDS WEST A DISTANCE OF 992.86 FEET; THENCE RUN NORTH 44 DEGREES, 45 MINUTES 37 SECONDS WEST A DISTANCE OF 91.14 FEET TO A POINT IN THE CENTER OF THE POND; THENCE RUN NORTH 59 DEGREES 12 MINUTES 51 SECONDS EAST A DISTANCE OF 344.65 FEET; THENCE RUN NORTH 0 DEGREES 15 MINUTES 20 SECONDS EAST A DISTANCE OF 169.46 FEET TO A POINT ON THE ACCEPTED NORTH LINE OF SAID 1/4-1/4; THENCE RUN SOUTH 87 DEGREES 07 MINUTES 59 SECONDS EAST A DISTANCE OF 375.40 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS PART OF LOTS 4 AND 5, FRANK A. LOVOY, JR. BOUNDARY SURVEY AS RECORDED IN MAP BOOK 22, PAGE 18, IN THE PROBATE OFFICE OF SHELBY COUNTY, - ALABAMA.

TOGETHER WITH THE RIGHT TO USE FOR INGRESS AND EGRESS THE 20 FOOT AND 40 FOOT EASEMENTS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**DESCRIPTION 40 FOOT EASEMENT FOR INGRESS AND EGRESS**

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 5 WEST; THENCE RUN NORTH 87°-51'31" WEST A DISTANCE OF 334.57 FEET; THENCE RUN SOUTH 0°-07'60" WEST A DISTANCE OF 58.00 FEET TO THE POINT OF BEGINNING OF A 40 FOOT EASEMENT FOR INGRESS AND EGRESS LYING 20 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; THENCE RUN NORTH 87°-23'01" WEST A DISTANCE OF 338.45 FEET; THENCE RUN SOUTH 61°-40'02" WEST A DISTANCE OF 44.95 FEET; THENCE RUN SOUTH 50°-16'57" WEST A DISTANCE OF 62.39 FEET; THENCE RUN SOUTH 72°-37'22" WEST A DISTANCE OF 45.03 FEET; THENCE RUN SOUTH 84°-45'10" WEST A DISTANCE OF 111.82 FEET; THENCE RUN NORTH 83°-55'42" WEST A DISTANCE OF 81.04 FEET TO THE END OF SAID EASEMENT.

**DESCRIPTION 20 FOOT EASEMENT FOR INGRESS AND EGRESS**

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 5 WEST, THENCE RUN NORTH 87°-51'31" WEST A DISTANCE OF 334.57 FEET; THENCE RUN SOUTH 0°-07'60" WEST A DISTANCE OF 58.00 FEET; THENCE RUN NORTH 87°-23'01" WEST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING OF A 20 FOOT EASEMENT FOR INGRESS AND EGRESS LYING 10 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; THENCE RUN SOUTH 5°-19'23" WEST A DISTANCE OF 71.66 FEET; THENCE RUN SOUTH 36°-00'39" WEST A DISTANCE OF 405.62 FEET; THENCE RUN SOUTH 17°-10'57" WEST A DISTANCE OF 88.20 FEET; THENCE RUN SOUTH 5°-19'27" WEST A DISTANCE OF 117.19 FEET; THENCE RUN SOUTH 38°-05'53" WEST A DISTANCE OF 25.75 FEET; THENCE RUN SOUTH 73°-15'39" WEST A DISTANCE OF 68.56 FEET; THENCE RUN SOUTH 78°-28'55" WEST A DISTANCE OF 81.50 FEET; THENCE RUN SOUTH 43°-23'29" WEST A DISTANCE OF 24.99 FEET; THENCE RUN SOUTH 17°-29'08" WEST A DISTANCE OF 81.12 FEET; THENCE RUN SOUTH 58°-55'24" WEST A DISTANCE OF 54.16 FEET; THENCE RUN NORTH 84°-32'53" WEST A DISTANCE OF 81.76 FEET; THENCE RUN NORTH 38-27'32" WEST A DISTANCE OF 61.94 FEET; THENCE RUN SOUTH 89°-06'47" WEST A DISTANCE OF 41.75 FEET; THENCE RUN SOUTH 60°-07'09" WEST A DISTANCE OF 38.37 FEET TO THE END OF SAID EASEMENT.

SITUATED IN SHELBY COUNTY, ALABAMA.

S.W.D. 



Exhibit "B"



KENNETH R. COLE, P.E.  
COUNTY ENGINEER

**SHELBY COUNTY  
HIGHWAY DEPARTMENT**  
COUNTY ENGINEER'S OFFICE  
506 Highway 70  
COLUMBIANA, ALABAMA 35051

20070531000253480 3/3 \$228.00  
Shelby Cnty Judge of Probate, AL  
05/31/2007 11:21:27AM FILED/CERT

TELEPHONE  
205-669-3880

May 21, 2007

To Whom It May Concern:

RE: County Road 2/South Shades Crest Road  
Section 1, Township 21 South, Range 6 West

This is to advise that the paved road running in an East/West direction (the western most portion of South Shades Crest Road) at the above referenced location is presently maintained by the Shelby County Highway Department as a prescriptive use road to parcel 25-1-01-0-000-004.008. This road has a length of approximately .95 miles after it exits Jefferson County.

If additional information is needed, please contact this office.

Yours truly,

Scott Holladay, P.E.  
Chief Civil Engineer  
Shelby County

cc: file

S.W.D.