

## GENERAL WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Thousand and no/100 DOLLARS (\$100,000.00), to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, Jeremy Dewayne Sims also known as, Jeremy D. Sims, and wife, Jenny Rebecca Sims, also known as Jenny R. Sims, (herein referred to as Grantors), does grant, bargain, sell and convey unto HIGHTOWER INVESTMENTS, LLC., whose address is 3 N. Main Street, Sylacauga, Alabama 35150, (herein referred to as Grantee), the following described real estate and all improvement thereon situated in Shelby County, Alabama, to-wit:

### PARCEL 1:

A parcel of land located in that part of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 12, Township 20, Range 2 East, situated South of Alabama Highway Number 76, and East of the East line of the Alabama Power Company's 100 foot right-of-way line, said parcel being more particularly described as follows: Beginning at the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 12, Township 20, Range 2 East, thence run North along the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 146 feet to the point of beginning of the parcel of land herein conveyed; thence continue running North along the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 115 feet to a point; thence run in a Westerly direction parallel to the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section a distance of 156 feet to a point; thence run in a Southerly direction parallel to the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 115 feet to a point; thence run in an Easterly direction parallel with the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 156 feet to the point of beginning.

### PARCEL 2:

A tract in that part of the Southwest Quarter of the Southeast Quarter of Section 12, Township 20, Range 2 East, situated south of Alabama Highway Number 76, and East of the East Line of the Alabama Power Company's high tention 100-foot right-of-way line, being more particularly as follows: Beginning at the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 12, Township 20, Range 2 East, thence run North along the East line of said Quarter-Quarter Section a distance of 261 feet to a point, thence run in a Westerly Direction parallel to the South line of said Quarter-Quarter section a distance of 156 feet to a point, thence run in a Southerly direction parallel to the East line of said Quarter-Quarter section a distance of 261 feet to a Point on the South line of said Quarter-Quarter section, thence run in an Easterly Direction along the South line of said Quarter-Quarter section a distance of 156 feet to the point of beginning.

### PARCEL 3:

From the Southeast corner of the SW $\frac{1}{4}$ -SE $\frac{1}{4}$  of Section 12, Township 20 South, Range 2 East, Shelby County, Alabama, proceed N 88° 00' 21" West along the South boundary of said Section 12 a distance of 156.00 feet to the Point of Beginning of herein described parcel of land; thence from said Point of Beginning continue along the aforementioned course N 88° 00' 21" West for a distance of 279.30 feet to a point on the East boundary of an Alabama Power Company Right-of-Way (100'); thence leaving the South boundary of said Section 12 proceed N 13° 46' 20" West along the East boundary of said Power Company right-of-way for a distance of 274.57 feet; thence leaving said right-of-way proceed N 70° 46' 14" East 194.75 feet; thence proceed N 3° 47' 23" West 349.49 feet to a point on the South boundary of a Paved Road (Alabama Highway No. 76); thence proceed along a



chord distance and bearing of a curve concave right S 87° 59' 12" East 376.73 feet to a point on said road right-of-way and the East boundary of the SW¼-SE¼ of said Section 12, Township 20 South, Range 2 East; thence leaving said road right-of-way proceed S 3° 05' 51" West along the East boundary of said SW¼-SE¼ for a distance of 421.45 feet; thence leaving said Quarter-Quarter boundary proceed N 88° 00' 21" West parallel to the South boundary of said Section 12 for a distance of 156.00 feet; thence proceed S 3° 05' 51" West parallel to the East boundary of said SW¼-SE¼ for a distance of 261.00 feet back to the POINT OF BEGINNING of herein described parcel of land.

The above described parcel of land is located in the SW¼-SE¼ of Section 12, Township 20 South, Range 2 East, Shelby County, Alabama.

LESS AND EXCEPT: From the Southeast corner of the Southwest one-fourth of Section 12, Township 20 South, Range 2 East, Shelby County, Alabama, proceed North 88 degree 00 minutes 21 seconds West along the South boundary of said Southwest one-fourth of the Southeast one-fourth for a distance of 342.20 feet; thence proceed North 01 degree 59 minutes 39 seconds East for a distance of 471.38 feet to the POINT OF BEGINNING of herein described parcel of land; thence from said POINT OF BEGINNING, proceed North 03 degrees 47 minutes 23 seconds West for 212.15 feet to a point on the South right-of-way boundary of Alabama Highway 76; thence proceed along the short chord of a curve to the right having a chord bearing and distance of South 88 degrees 39 minutes 11 seconds East for 197.33 feet to a point on the aforementioned highway right-of-way; thence leaving said highway boundary proceed South 06 degrees 39 minutes 28 seconds East for 220.37 feet; thence proceed North 86 degrees 45 minutes 22 seconds West for 209.14 feet, back to the POINT OF BEGINNING of herein described parcel of land.

The above described parcel of land is located in the Southwest one-fourth of the Southeast one-fourth of Section 12, Township 20 South, Range 2 East, Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said Grantee, their successors or assigns forever.

And we do, for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, its successors or assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as set forth herein and that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators 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, we have hereunto set our hands and seals this 31st day of May, 2007.

Jeremy Dawseye Sims (SEAL)

Jenny Rebecca Sims (SEAL)

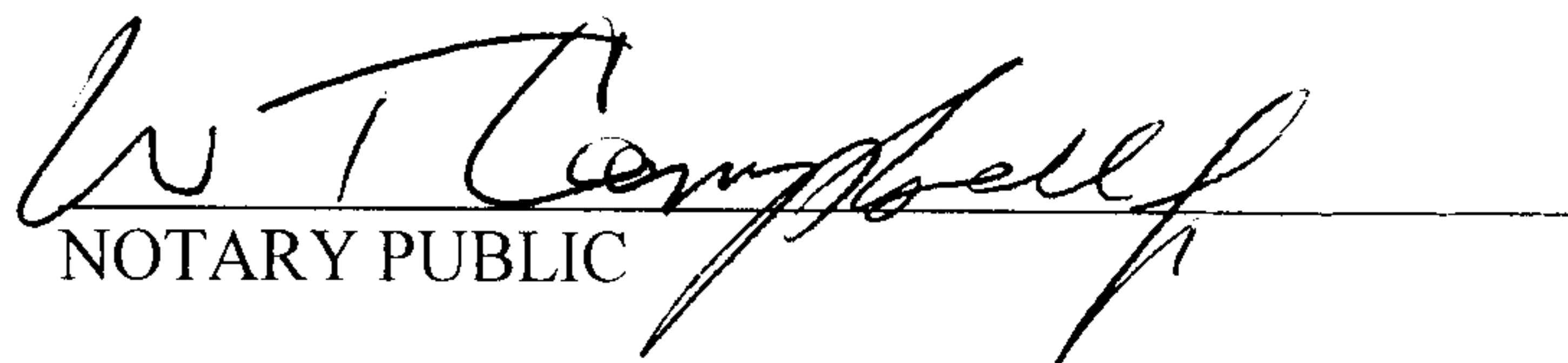
20070601000256550 3/3 \$117.00  
Shelby Cnty Judge of Probate, AL  
06/01/2007 01:50:26PM FILED/CERT

STATE OF ALABAMA )

TALLADEGA COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeremy Dewayne Sims and Jenny Rebecca Sims, whose names are signed to the forgoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of May, 2007.

  
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:

W. T. CAMPBELL, Jr.  
Attorney at Law  
400 West 3rd Street  
Sylacauga, AL 35150

Shelby County, AL 06/01/2007  
State of Alabama  
Deed Tax: \$100.00