

This Instrument Was Prepared By:  
Holliman & Shockley  
2491 Pelham Pkwy  
Pelham, Al 35124

Shelby County, AL 08/23/2007  
State of Alabama  
Deed Tax:\$18.00

\$18,000.00

STATE OF ALABAMA  
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, D. ELWYN BEARDEN and DEBBY S. BEARDEN, husband and wife, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto H & L PROPERTIES, LLC, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION WHICH IS HEREBY INCORPORATED BY REFERENCE AS THOUGH FULLY SET OUT HEREIN.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Grantee's address: 1524 CHATHAM COURT  
PELHAM AL 35124


Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEE, her heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and

assigns forever, against The lawful claims of all persons. IN

WITNESS WHEREOF, we have hereunto set our hands and seals on this

the 15 day of August, 2007.

  
D. ELWYN BEARDEN

  
DEBBY S. BEARDEN

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that D. ELWYN BEARDEN and DEBBY S. BEARDEN, 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15 day of August, 2007.

  
Notary Public

My Commission Expires:

08/29/10

Exhibit A

20070823000397520 3/3 \$35.00  
Shelby Cnty Judge of Probate, AL  
08/23/2007 08:52:06AM FILED/CERT

TRACT I:

PARCEL I:

A parcel of land located in the SE 1/4 of Section 17, Township 20 South, Range 2 West, Shelby County, Alabama, described as follows: Begin at the most westerly corner of Lot 35 of Deer Springs Estates, Third Addition, as recorded in Map Book 6, Page 5 in the Office of the Judge of Probate, Shelby County, Alabama; thence run north 53 degrees 59 minutes east along the northwesterly line of said Lot 35 and Lot 34 of said Subdivision, a distance of 200 feet to the most northerly corner of said Lot 34; thence turn left 90 degrees a distance of 193.6 feet; thence turn left 99 degrees 07 minutes a distance of 202.56 feet; thence turn left 80 degrees 53 minutes a distance of 161.5 feet to the point of beginning.

PARCEL II:

A parcel of land located in the SE 1/4 of Section 17, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the most northerly corner of Lot 31, of Deer Springs Estates, Third Addition, as recorded in Map Book 6, Page 5, in the Office of the Judge of Probate, Shelby County, Alabama; thence in a southwesterly direction along the northwesterly property line of said Lot 31, a distance of 75.00 feet to the point of beginning; thence 90 degrees right in a northwesterly direction a distance of 193.60 feet; thence 90 degrees left in a southwesterly direction a distance of 225.0 feet; thence 90 degrees left in a southeasterly direction a distance of 193.60 feet; thence 90 degrees left in a northwesterly direction a distance of 225.0 feet to the point of beginning.

PARCEL III:

Part of Lot 31, Deer Springs Estates, Third Addition, as recorded in Map Book 6, Page 5, in the Office of the Judge of Probate, Shelby County, Alabama, more particularly described as follows: Begin at the most southerly corner of said Lot 31, said point also being the most easterly corner of said Lot 32 and said point also being on the NW right of way line of Houston Drive; thence in a northwesterly direction along the SW line of said Lot 31 and the NE line of said Lot 32, a distance of 175.0 feet to the most westerly corner of said Lot 31, said point also being the most northerly corner of said Lot 32; thence 90 degrees right in a northeasterly direction along the NW line of said Lot 31, a distance of 25.0 feet; thence 90 degrees right in a southeasterly direction a distance of 175.0 feet to a point of the NW right of way line of Houston Drive, said point also being on the SE line of said Lot 31; thence 90 degrees right in a southwesterly direction along said right of way line and said southeast line a distance of 25.00 feet to the point of beginning.

All being situated in Shelby County, Alabama.

SEE  
ALSB  
8-15-07

ROLLIMAN & SHOCKLEY  
ATTORNEYS AT LAW  
1001 PELHAM PARKWAY  
PELHAM, ALABAMA 35124