



20071129000542970 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
11/29/2007 03:30:15PM FILED/CERT

This Instrument Was Prepared By:
Mark E. Hoffman, Esquire
Mark E. Hoffman, P.C.
2229 First Avenue North
Birmingham, Alabama 35203

Send Tax Notice To:
Shelby Printing, L.L.C.

P.O. Box 1330
Pelham, Al 35124

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of SIX HUNDRED FIFTY FIVE THOUSAND AND 00/100 DOLLARS (\$655,000.00) to the undersigned GRANTORS, FRANK H. BROCKSON and APRIL N. BROCKSON, husband and wife (herein referred to as "Grantors") in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey unto SHELBY PRINTING, L.L.C. (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A".

Subject to:

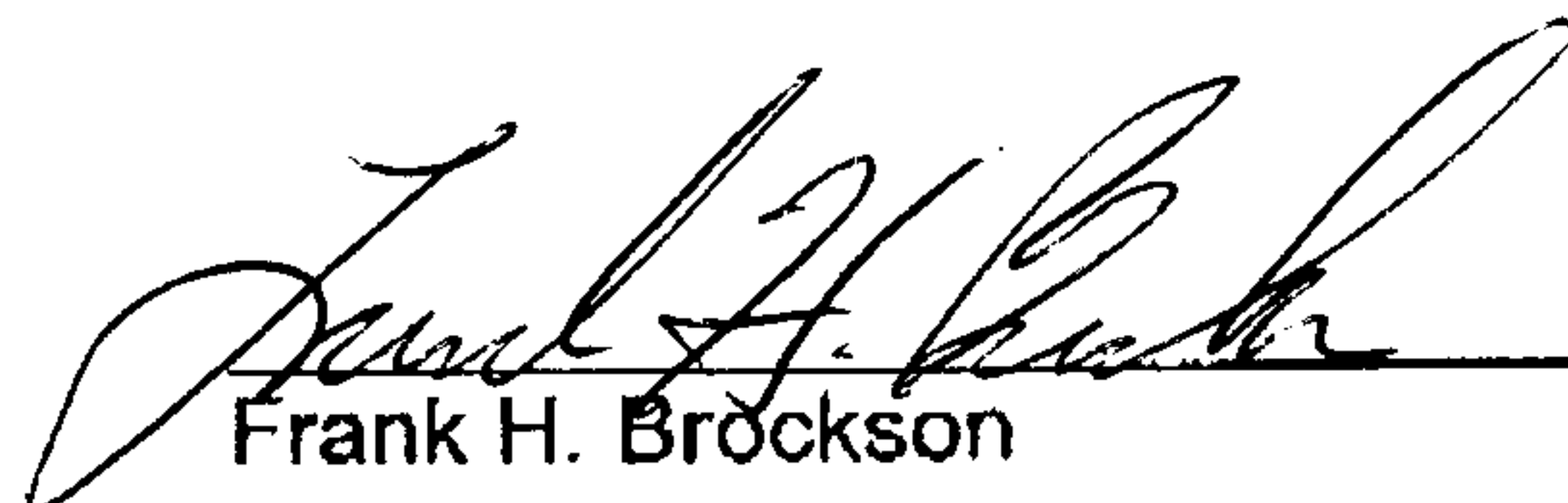
1. Ad Valorem taxes due and payable October 1, 2008 and subsequent years.
2. Right of way to Southern Bell Telephone and Telegraph Company, as recorded in Volume 285, Page 183, in the Probate Office of Shelby County, Alabama.
3. Easement recorded in Real 230, Page 620 in the Probate Office of Shelby County, Alabama.
4. Easement to Alabama Power Company recorded in Instrument 9503/7485, in the Probate Office of Jefferson County, Alabama.
5. Rights of others in and to the use of the easement recorded in Real 230, Page 620 in the Probate Office of Shelby County, Alabama.
6. Coal, oil, gas, and other mineral interests in, to or under the land herein described are not insured.


7. Rights of others in and to the use of utility, drainage and ingress/egress easement recorded in Instrument 1999-1344, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee, its heirs and assigns, forever.

And the Grantors do hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by them, and that they shall warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under them, but against none other.

IN WITNESS WHEREOF, the said GRANTORS have hereunto set their hands and seals this 21st day of November, 2007.


Frank H. Brockson


April N. Brockson

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Frank H. Brockson and April N. Brockson, 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 21st day of November, 2007.



Notary Public
My Commission Expires: 3-16-2010

EXHIBIT "A"


Commence at the NW corner of SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ Section 13, Township 20 South, Range 3 West, Shelby County, Alabama and run South $86^{\circ}10'38''$ East, 103.61 feet to the point of beginning; thence South $86^{\circ}00'00''$ East, 220.00 feet; thence South $04^{\circ}00'00''$ West, 35.00 feet; thence South $86^{\circ}00'00''$ East, 40.00 feet; thence South $05^{\circ}03'54''$ West, 204.58 feet; thence North $86^{\circ}28'21''$ West, 97.16 feet; thence North $57^{\circ}58'42''$ West, 75.23 feet; thence North $86^{\circ}00'00''$ West, 93.00 feet; thence North $04^{\circ}06'08''$ East, 205.00 feet to the point of beginning.

All lying in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama.

TOGETHER WITH THE RIGHTS TO ACCESS AND UTILITY EASEMENT TO THE ABOVE PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Begin at the Northeast corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 13, thence run West along the North $\frac{1}{4}$ - $\frac{1}{4}$ line 92.44 feet, thence turn left $88^{\circ}03'49''$ and run South 5.68 feet; thence turn right $90^{\circ}00'00''$ to the tangent of a counterclockwise curve having a delta angle of $14^{\circ}58'34''$ and a radius of 328.32 feet and run Westerly along the arc of said curve 85.82 feet; thence continue tangent to said curve 18.58 feet to point of a clockwise curve having a delta angle of $39^{\circ}40'57''$ and a radius of 114.57 feet, thence run along the arc of said curve 79.35 feet to a point on the Southeast right of way of U.S. Highway #31; thence turn left $90^{\circ}00'00''$ from tangent and run Southwest along said highway right of way 24.00 feet, thence turn left $90^{\circ}00'00''$ to the tangent counterclockwise curve having a delta angle of $39^{\circ}40'57''$ and a radius of 138.57 feet, and run Easterly along the arc of said curve 95.97 feet; thence continue tangent to said curve 18.58 feet to the point of a clockwise curve having a delta angle of $14^{\circ}58'34''$ and a radius of 304.32 feet, thence run Easterly along the arc of said curve 79.57 feet, thence continue Easterly and tangent to said curve 217.11 feet, thence turn left $91^{\circ}52'05''$ and run North 37.00 feet to a point on the North line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 13, thence turn left $90^{\circ}04'06''$ and run West along said $\frac{1}{4}$ - $\frac{1}{4}$ line 123.58 feet to the point of beginning.

Less and except any portion of subject property lying within a road right of way.


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