

Send tax notice to:

925 Hamilton Mtn Rd  
Blountville AL 35031

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243

STATE OF ALABAMA  
COUNTY OF SHELBY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Seven Hundred Thousand and 00/100 Dollars (\$700,000.00) in hand paid to the undersigned, Freedom Land Developers, LLC, an Alabama Limited Liability Company (hereinafter referred to as "Grantor") by CEH Properties, LLC (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2007 AND THEREAFTER.

\$769,067.65 of the consideration was paid from the proceeds of a mortgage loan

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, its successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, <sup>Freedom</sup>~~Freeman~~ Land Developers, LLC, an Alabama Limited Liability Company by Grady Scott Lovelady and Jason Eric Spinks, its MEMBERS who are authorized to execute this conveyance, has hereunto set its signature and seal on this the 22nd day of October, 2007.

FREEDOM LAND DEVELOPERS,  
LLC.  
an Alabama Limited Liability  
Company

By:

  
Grady Scott Lovelady  
ITS MEMBER

By:

  
Jason Eric Spinks  
ITS MEMBER



Parcel 1:

A parcel of land located in the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the NE corner of the NE  $\frac{1}{4}$  of said Section 25; thence South 00 degrees 00 minutes 00 seconds West along the Section line a distance of 305.77 feet; thence North 88 degrees 47 minutes 10 seconds West a distance of 154.47 feet; thence North 00 degrees 00 minutes 00 seconds East a distance of 40.75 feet; thence North 88 degrees 47 minutes 10 seconds West a distance of 233.99 feet to a point; said point lying on the Easterly right of way of McCain Parkway, said point also being the beginning of a nontangent curve to the left, having a radius of 302.04 feet, a central angle of 18 degrees 09 minutes 32 seconds and subtended by a chord which bears North 05 degrees 57 minutes 12 seconds East and a chord distance of 95.33 feet; thence along the arc of said curve and said right of way a distance of 95.73 feet to a point; said point being the beginning of a compound curve, having a radius of 302.04 feet, a central angle of 05 degrees 46 minutes 20 seconds and subtended by a chord which bears North 06 degrees 00 minutes 44 seconds West and a chord distance of 30.42 feet; thence along the arc of said curve and said right of way a distance of 30.43 feet; thence North 08 degrees 53 minutes 54 seconds East and along said right of way a distance of 142.31 feet; thence South 88 degrees 44 minutes 30 seconds East and leaving said right of way a distance of 403.78 feet to the point of beginning, Shelby County, Alabama.

Less & Except:

Commence at the NE corner of the NE  $\frac{1}{4}$  of Section 25, Township 20 South, Range 3 West; thence South 0 degrees 00 minutes 00 seconds West along the East line of said Section a distance of 170.0 feet to the point of beginning; thence continue along last described course a distance of 135.77 feet; thence North 88 degrees 47 minutes 10 seconds West a distance of 154.47 feet; thence North 0 degrees 00 minutes 00 seconds East a distance of 40.75 feet; thence North 88 degrees 47 minutes 10 seconds West a distance of 233.99 feet to a point on the Easterly right of way line of McCain Parkway (50 foot right of way); said point also lying on a curve to the left, having a radius of 302.06 feet, a central angle of 18 degrees 09 minutes 32 seconds and subtended by a chord which bears North 5 degrees 57 minutes 12 seconds East, a chord distance of 95.33 feet; thence along the arc of said curve and said right of way line a distance of 95.73 feet; thence leaving said right of way line South 88 degrees 47 minutes 10 seconds East a distance of 378.57 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel II:

A parcel of land situated in the NE  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the NE corner of Section 25, Township 20 South, Range 3 West; thence run South along the East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section a distance of 170.00 feet; thence turn an angle to the right 91 degrees 12 minutes 50 seconds and run in a Westerly direction a distance of 215.37 feet to the point of beginning; thence turn an angle to the left 90 degrees 00 minutes 00 seconds and run a distance of 65.00 feet; thence turn an angle to the right of 90 degrees 00 minutes 00 seconds and run a distance of 165.27 feet to the Easterly right of way line of McCain Parkway (50 foot right of way) said point being a point on a curve to the right, having a radius of 302.04 feet and a central angle of 12 degrees 21 minutes 38 seconds and deflect 91 degrees 49 minutes 27 seconds right from last described course to the chord of said curve and run along the arc of said curve a distance of 65.16 feet; thence leaving said curve, deflect 88 degrees 10 minutes 33 seconds right and run in an easterly direction a distance of 163.70 feet to the point of beginning; being situated in Shelby County, Alabama.



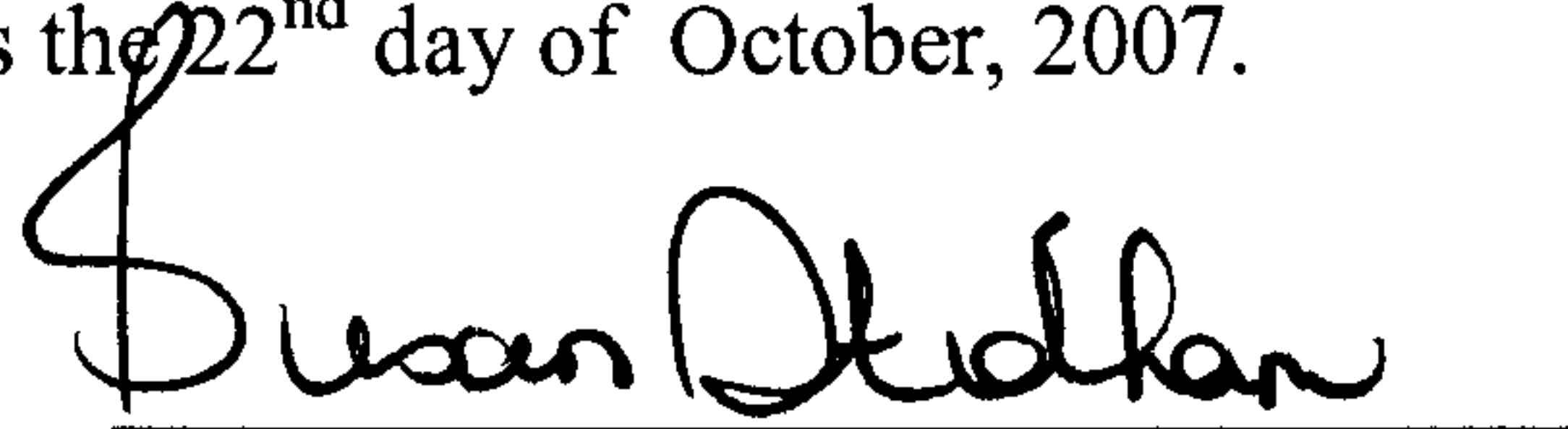
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Shelby Cnty Judge of Probate, AL  
12/10/2007 11:04:13AM FILED/CERT



STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Grady Scott Lovelady and Jason Eric Spinks, whose names as its MEMBERS of Freedom Land Developers, LLC, an Alabama Limited Liability Company, are signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they, in their capacity as such members and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.


Given under my hand and official seal this the 22<sup>nd</sup> day of October, 2007.



Notary Public

Print Name: Susan Stidham

Commission Expires: 10/13/2010



20071210000557320 3/3 \$18.00  
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