

This instrument was prepared by:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Frank Corley Ellis, III, LLC
P O Box 1177
Columbiana, AL 35051

WARRANTY DEED

20071213000563340 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
12/13/2007 12:39:57PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Ten and no/00 (\$10.00) and other good and valuable consideration**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Frank C. Ellis, III, LLC**, as to an **undivided one-half interest (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **S K Properties, LLC**, (herein referred to as **grantee, whether one or more**), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description.

Subject to property taxes and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12th day of December, 2007.

FRANK C. ELLIS, III LLC

Frank C. Ellis, III, Its Managing Member

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Frank C. Ellis, III, whose name as Managing Member of Frank C. Ellis, III LLC is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date in his capacity as Managing Member of said Limited Liability Corporation.

Given under my hand and official seal this 12th day of December, 2007.

Shelby County, AL 12/13/2007
State of Alabama

Deed Tax: \$5.00

Notary Public

My Commission Expires: 10/6/08

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NE corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 14, Township 21 South, Range 2 West; thence run South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 528.53 feet; thence turn an angle of 89 deg. 49 min. to the right and run a distance of 293.40 feet; thence turn an angle of 10 deg. 33 min. to the right and run a distance of 150.00 feet; thence turn an angle of 8 deg. 54 min. to the right and run a distance of 134.00 feet; thence turn an angle of 8 deg. 24 min. to the right and run a distance of 418.30 feet to a point on the North right of way line of Shelby County Highway No. 26; thence turn an angle of 59 deg. 36 min. to the right and run a distance of 150.00 feet to the point of beginning; thence continue in the same direction a distance of 150.00 feet; thence turn an angle of 120 deg. 24 min. to the right and run a distance of 295.70 feet; thence turn an angle of 59 deg. 36 min. to the right and run a distance of 150.00 feet; thence turn an angle of 120 deg. 24 min. to the right and run a distance of 295.70 feet to the point of beginning.

Also, a 20-foot easement described as follows:

Commence at the NE corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 14; thence run South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 528.53 feet; thence turn an angle to 89 deg. 49 min. to the right and run a distance of 293.40 feet; thence turn an angle of 10 deg. 33 min. to the right and run a distance of 150.00 feet; thence turn an angle 8 deg. 54 min. to the right and run a distance of 134.00 feet; thence turn an angle of 8 deg. 24 in. to the right and run a distance of 418.30 feet to a point on the North right of way line of Shelby County Highway No. 26 and the point of beginning; thence turn an angle of 59 deg. 36 min. to the right and run a distance of 150.00 feet; thence turn an angle of 120 deg. 24 min. to the right and run a distance of 20.00 feet; thence turn an angle of 59 deg. 36 min. to the right and run a distance of 150.00 feet to the North right of way line of Highway No. 26; thence turn an angle of 120 deg. 24 min. to the right and run a distance of 20 feet to the point of beginning.

Situated in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 14, Township 21 South, Range 2 West, Shelby County, Alabama.

NOTE: This property is the same property described in previous deeds; however, the old descriptions tie the property to Alabama Highway No. 70. The property is actually located off Shelby County Highway No. 26.

LESS AND EXCEPT:

A parcel of land located in the Northeast quarter of the Southeast quarter of Section 14, Township 21 South, Range 2 West, Shelby County, Alabama, containing 22,112 square feet more or less. Commence at the SE corner of said quarter-quarter and run N 0 deg. 56 min. 38 sec. East along the East line 820.90 feet to the Northerly right of way of Shelby County Highway No. 26; thence North 88 deg. 03 min. 12 sec. West along said right of way 287.45 feet; thence North 79 deg. 38 min. 00 sec. West along said right of way 150.00 feet; thence North 70 deg. 44 min. 00 sec. West along said right of 134.00 feet; thence North 62 deg. 20 min. 00 sec. West along said right of way 122.60 feet; thence North 59 deg. 35 min. 58 sec. West along said right of way 295.70 feet; thence North 0 deg. 00 min. 00 sec. West leaving said right of way 300.00 feet; thence South 59 deg. 35 min. 58 sec. East a distance of 164.56 feet to the POINT OF BEGINNING; thence continue South 59 deg. 35 min. 58 sec. East a distance of 131.14 feet; thence South 00 deg. 00 min. 00 sec. West a distance of 150.00 feet; thence North 59 deg. 35 min. 58 sec. West a distance of 210.70 feet; thence North 32 deg. 01 min. 04 sec. East a distance of 129.43 feet to the POINT OF BEGINNING.