



20080117000024600 1/3 \$654.00
Shelby Cnty Judge of Probate, AL
01/17/2008 04:05:05PM FILED/CERT

Send Tax Notice To:
McNeely Properties, LLC
116 Trumpington Way
Pelham, Alabama 35124

This instrument was prepared by:
Laurie Boston Sharp,
ATTORNEY AT LAW, LLC
P. O. Box 567
Birmingham, AL 35007

Statutory Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF SIX HUNDRED THIRTY-SEVEN THOUSAND and NO/100 DOLLARS (\$637,000) paid to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **CEDAR LANE, LLC**, an Alabama limited liability company (herein referred to as Grantor), does grant, bargain, sell and convey unto **McNEELY PPROPERTIES, LLC**, an Alabama limited liability company (herein collectively referred to as Grantee), the following described real estate (herein referred to as the Property), situated in the State of Alabama, County of Shelby, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN

THIS INSTRUMENT IS EXECUTED AS REQUIRED BY THE ARTICLES OF ORGANIZATION AND OPERATING AGREEMENT OF GRANTOR AND SAME HAVE NOT BEEN MODIFIED OR AMENDED.

The above Property is conveyed subject to:

1. ad valorem and similar taxes for 2008 and subsequent years;
2. Right of way granted to Shelby County, Alabama recorded in Deed Book 167, Page 53;
3. Less and except any part of subject property lying within the right of way of a public road or a railroad right of way;
4. Transmission line permits to Alabama Power Company as recorded in Deed book 68, Page 74 and Deed book 86, Page 512 in the Probate Office;
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto as recorded in Deed Book 55, Page 192 in the Probate Office of Shelby County, Alabama, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights, including but not limited to gas, oil, sand and gravel, in, on and under subject property; and

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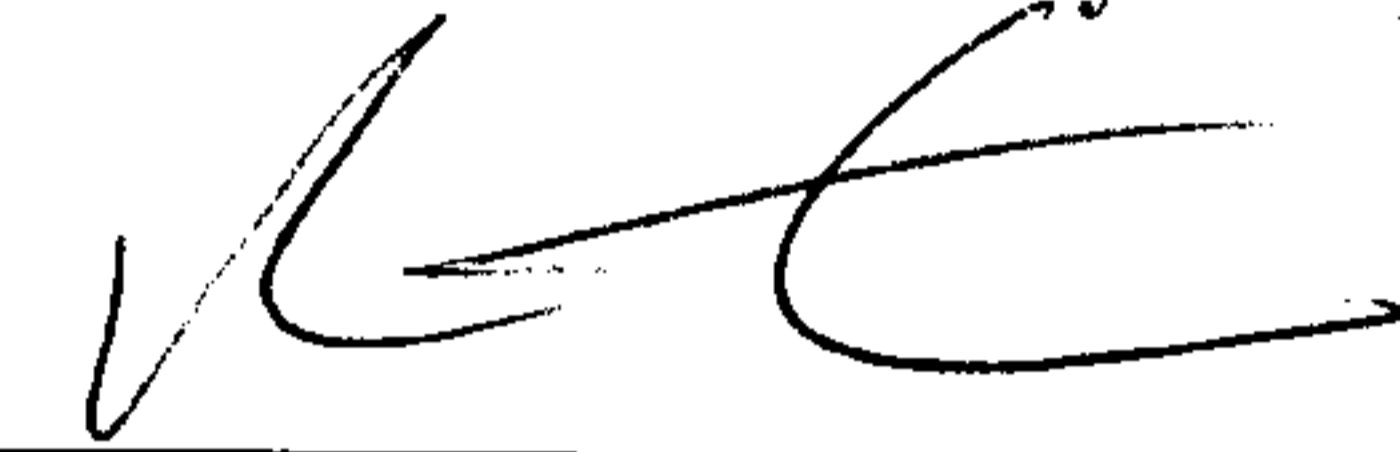
6. Any and all matters of record.


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

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

15th IN WITNESS WHEREOF, the undersigned said Grantor, has executed this conveyance on this the 15th day of January, 2008.

CEDAR LANE, LLC,
an Alabama limited liability company

By: 
Kenneth Carter
Its: Member

By: 
William. A. McNeely III
Its: Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that KENNETH R. CARTER and WILLIAM A. McNEELY III, whose names as Members of CEDAR LANE, LLC, an Alabama limited liability company, 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, in their capacity as such members and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of January, 2008.




NOTARY PUBLIC
My commission expires: 5-13-2008

EXHIBIT A


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LEGAL DESCRIPTION

PARCEL I:

Beginning at a one-inch open top pipe corner that represents the Southeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama, and run thence North 00 degrees, 31 minutes, 10 seconds West along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 299.84 feet to a found capped rebar pipe corner on the Southerly right of way line of U.S. Highway No. 31; thence run North 45 degrees, 03 minutes, 08 seconds West along the said South margin of said Highway No. 31 a distance of 534.62 feet to a found rebar corner; thence run North 85 degrees, 50 minutes, 53 seconds West a distance of 95.31 feet to a found old fence post corner recognized as a property corner on a 1979 survey of Lewis Armstrong, Alabama Licensed Land Surveyor and Engineer; thence run South 18 degrees, 37 minutes, 06 seconds West a distance of 505.46 feet to a found flat iron corner; thence run South 25 degrees, 38 minutes, 54 seconds West a distance of 233.09 feet to a found one-inch open pipe corner on the Northerly margin of Old Highway 31 and Shelby County Highway 26 right of ways; thence run South 77 degrees, 34 minutes, 58 seconds East along said margin of said Highway a distance of 266.55 feet to a found two-inch open pipe corner; thence run North 13 degrees, 27 minutes, 15 seconds East a distance of 136.06 feet to a found solid bar corner; thence run South 80 degrees, 00 minutes, 43 seconds East a distance of 131.31 feet to a found steel corner; thence run South 80 degrees, 06 minutes, 19 seconds East a distance of 100.56 feet to a found steel corner; thence run South 00 degrees, 54 minutes, 19 seconds East a distance of 28.00 feet to a set capped rebar corner on the South line of said Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 12; thence run South 89 degrees, 24 minutes, 32 seconds East along said $\frac{1}{4}$ - $\frac{1}{4}$ line a distance of 217.65 feet to the point of beginning.

PARCEL II:

Commence at a one-inch open top pipe corner that represents the Southeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama and run thence North 00 degrees, 31 minutes, 10 seconds West along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 299.84 feet to a found capped rebar pipe corner on the Southerly right of way line of U.S. Highway No. 31; thence continue North 00 degrees, 53 minutes, 47 seconds West along said $\frac{1}{4}$ - $\frac{1}{4}$ line a distance of 287.06 feet to set rebar corner on the North margin of U.S. Highway No. 31 and the point of beginning of the property, Parcel 2, being described: thence continue North 00 degrees, 53 minutes, 47 seconds West a distance of 74.42 feet to a found rebar corner; thence run North 87 degrees, 30 minutes, 13 seconds West a distance of 76.50 feet to a set rebar corner on the same said North margin of same said Highway 31; thence run South 44 degrees, 56 minutes, 39 seconds East along said margin of said highway a distance of 109.84 feet to the point of beginning.

All being situated in Shelby County, Alabama.

Shelby County, AL 01/17/2008
State of Alabama

Deed Tax: \$637.00