


\$ 600,000.00

Send Tax Notice To:  
Boonie Investments, LLC  
200 52<sup>nd</sup> Street  
Fairfield, AL 35062  
Attn: William Archie Phillips, Jr.

This instrument was prepared by  
and when recorded return to:  
Claude McCain Moncus, Esq.  
Corley Moncus, P.C.  
728 Shades Creek Parkway, Suite 100  
Birmingham, Alabama 35209  
205.879.5959

  
20080226000076330 1/6 \$626.00  
Shelby Cnty Judge of Probate, AL  
02/26/2008 08:50:01AM FILED/CERT

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## GENERAL WARRANTY DEED

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STATE OF ALABAMA            )  
JEFFERSON COUNTY        )     **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Ten and no/100 Dollars (\$10.00) to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **WILLIAM ARCHIE PHILLIPS, JR., and wife, SHARON C. PHILLIPS** (herein referred to as Grantors) do grant, bargain, sell and convey unto **BOONIE INVESTMENTS, LLC**, an Alabama limited liability company (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit A attached hereto and made a part hereof.

Subject to ad valorem taxes for the current year and subject to easements, restrictions and right-of-ways of record, if any.

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

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

William Archie Phillips, Jr. is one in the same as Archie Phillips and William Archie Phillips.

Shelby County, AL 02/26/2008  
State of Alabama

Deed Tax: \$600.00

IN WITNESS WHEREOF, the undersigned have hereto set their hands and seals this 6<sup>th</sup> day of February, 2008.

William Archie Phillips, Jr. [SEAL]  
William Archie Phillips, Jr.

Sharon C. Phillips [SEAL]  
Sharon C. Phillips

STATE OF ALABAMA       )  
JEFFERSON COUNTY       )

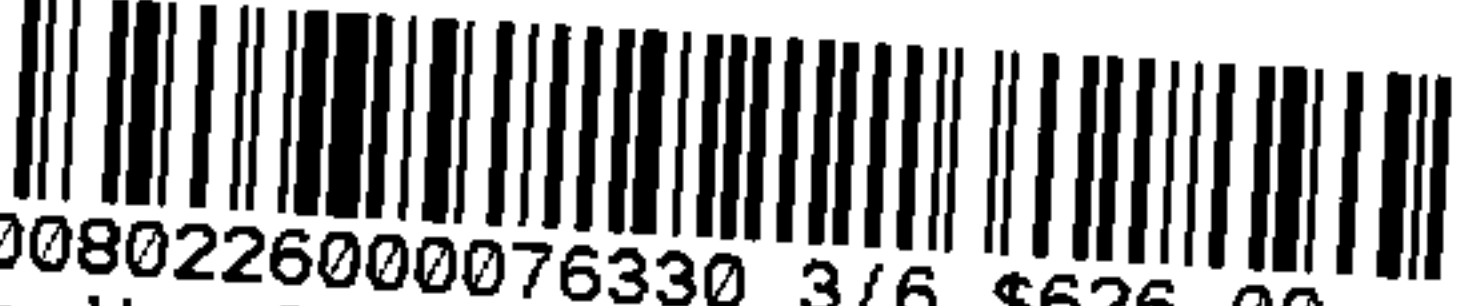
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **William Archie Phillips, Jr. and Sharon C. Phillips** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 6<sup>th</sup> day of February, 2008.

[NOTARY SEAL]

Claude M. Moncus  
Notary Public - Claude M. Moncus  
My Commission Expires: 12.28.2011

## **EXHIBIT "A"**

  
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### **Parcel I**

**Lot 6, according to the survey of Settler's Cove, as recorded in Map Book 13, Page 10, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.**

**Subject to easements, restrictions and rights-of-way of record.**

### **Parcel II**

#### **SURFACE RIGHTS ONLY IN AND TO:**

**SE 1/4 of SE 1/4, Section 15; the SW 1/4 of SW 1/4, Section 14; the W 1/2 of the NW 1/4 of the NW 1/4, Section 23, all being Township 21 South, Range 2 West, Shelby County, Alabama.**

### **Parcel III**

**Township 20 South, Range 1 West, Shelby County, Alabama**

**Section 35: The Northeast Quarter of the Southeast Quarter (NE 1/4 of SE 1/4).**

**Section 36: The Southwest Quarter of the Northwest Quarter (SW 1/4 of NW 1/4);  
The Northwest Quarter of the Southwest Quarter (NW 1/4 of SW 1/4);  
The South One-half of the Southwest Quarter (S 1/2 of SW 1/4).**



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### Parcel IV

From a 3/4 inch rebar at the Northeast corner of Section 18, Township 21 South, Range 1 East, being the POINT OF BEGINNING of herein described parcel of land, sighting true South 01 degrees 00 minutes 21 seconds West 5318.64 feet on a 1/2-inch pipe at the Southeast corner of said Section 18; run thence South 01 degrees 00 minutes 21 seconds West a distance of 1329.66 feet along the true East boundary of said Section 18 to a 1/2 inch rebar at the true Northeast corner of the SE 1/4 of NE 1/4 of said Section 18; thence turn 01 degrees 29 minutes 35 seconds right and run 939.02 feet along the accepted East boundary of said SE 1/4 of NE 1/4 to a 1/2 inch rebar that is 355.00 feet North of a 1/2 inch rebar accepted as the Southeast corner of said SE 1/4 of NE 1/4; thence turn 90 degrees 00 minutes 00 seconds right and run 291.64 feet to a 1/2 inch rebar; thence turn 53 degrees 56 minutes 15 seconds right and run 269.32 feet to a 1/2 inch rebar; thence turn 30 degrees 25 minutes 33 seconds left and run 438.96 feet to a 1/2 inch rebar; thence turn 08 degrees 32 minutes 28 seconds left and 284.48 feet to a 1/2 inch rebar; thence turn 37 degrees 44 minutes 30 seconds left and run 155.15 feet to a 1/2 inch rebar; thence turn 25 degrees 20 minutes 30 seconds left and run 199.91 feet to a 1/2 inch rebar on the accepted West boundary of the East 1/2 of NE 1/4 of said Section 18; said point being true North 00 degrees 58 minutes 26 seconds East 657.40 feet from a pine knot accepted as the Southwest corner of the E 1/2 of NE 1/4 of said Section; thence turn 136 degrees 36 minutes 08 seconds right and run 1972.21 feet along the accepted West line of said E 1/2 of NE 1/4 to a 3/4 inch slick pin accepted as the Southwest corner of the SE 1/4 of the SE 1/4 of Section 7, Township 21 South, Range 1 East, said point being North 89 degrees 04 minutes 59 seconds West 1422.45 feet from a 3/4 inch rebar at the Southeast corner of said Section 7 and South 89 degrees 04 minutes 59 seconds East 3949.24 feet from a 1 inch solid bar at the Southwest corner of said Section 7; thence turn 00 degrees 18 minutes 31 seconds right and run 1352.96 feet along the accepted West boundary of the SE 1/4 of SE 1/4 of said Section 7 to a drill bit accepted as the SW corner of the NE 1/4 of SE 1/4 of said Section 7; thence turn 43 degrees 40 minutes 05 seconds right and run 1852.76 feet to a 2 inch angle iron accepted as the Northwest corner of the NW 1/4 of SW 1/4 of Section 8, Township 21 South, Range 1 East; thence turn 46 degrees 03 minutes 02 seconds right and run 1379.50 feet along the accepted North boundary of said NW 1/4 of SW 1/4 to a 1/2 inch rebar at the true Northwest corner of the NE 1/4 of SW 1/4 of said Section 8; thence turn 02 degrees 06 minutes 20 seconds left and run 295.10 feet along an accepted segment of the North boundary of said NE 1/4 of SW 1/4 to an axle; thence turn 90 degrees 29 minutes 16 seconds right and run 1323.87 feet along an accepted property line to an axle on the accepted North boundary of the SE 1/4 of SW 1/4 of said Section 8; thence turn 86 degrees 58 minutes 57 seconds left and run 1029.88 feet along the accepted North boundary of said SE 1/4 of SW 1/4 to a 1/2 inch rebar accepted as the Northeast corner of said SE 1/4 of SW 1/4; thence turn 88 degrees 02 minutes 13 seconds right and run 1321.75 feet along the accepted East boundary of said SE 1/4 of SW 1/4 to a 1.5 inch solid bar accepted as the Southeast corner of said SE 1/4 of SW 1/4; thence turn 90 degrees 11 minutes 22 seconds right and run 1345.69 feet along the accepted South boundary of said SE 1/4 of SW 1/4 to a 1/2 inch rebar accepted as the Southeast corner of the SW 1/4 of SW 1/4 of said Section 8; thence turn 00 degrees 22 minutes 16 seconds left and run 1278.87 feet along the accepted South boundary of said SW 1/4 of SW 1/4 to the point of beginning of herein described parcel of land; being situated in the E 1/2 of SE 1/4 of Section 7, Township 21 South, Range 1 East, and the SW 1/4 of Section 8, Township 21 South, Range 1 East and the E 1/2 of NE 1/4 of Section 18, Township 21 South, Range 1 East and the W 1/2 of SE 1/4 of Section 18, Township 21 South, Range 1 East. According to survey of Sam W. Hickey, RLS #4848, dated May 2, 2002.

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### Parcel V

**From a 4 inch X 4 inch concrete monument accepted as the NW corner of the NW ¼ - SW ¼ of Section 24, Township 21 South, Range 2 West, run thence south along the accepted west boundary of said NW ¼ - SW ¼ a distance of 266.50 feet to a ½ inch rebar, being the point of beginning of herein described parcel of land; thence continue along said course a distance of 266.50 feet to a ½ inch rebar; thence turn 86 degrees, 40 minutes, 28 seconds left and run 1340.99 feet to a ½ inch rebar on the accepted east boundary of said NW ¼ - SW ¼; thence turn 92 degrees, 08 minutes, 16 seconds left and run 265.10 feet along the accepted east boundary of said NW ¼ - SW ¼ to a ½ inch rebar that is 265.10 feet south of a ½ inch rebar accepted as the NE corner of said NW ¼ - SW ¼; thence turn 87 degrees, 48 minutes, 50 seconds left and run 1346.56 feet to the point of beginning of herein described parcel of land.**



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### Parcel VI

A 30' temporary construction and 20' permanent utility easement located in the NE¼ NE¼ in Section 34, E¼ of SE¼ of Section 27, NW¼ of SW¼ of Section 26, Township 21 South, Range 2 West, Shelby County, Alabama lying 15' and 10' respectively either side of and parallel to the following described centerline; commence at the NE corner of said Section 34; thence S 0°25'01" E, along the east line of section a distance of 951.56' to the point of beginning of said centerline; thence, leaving said east line and along said centerline N 64°06'52" W a distance of 37.23' to the beginning of a curve to the right having a radius of 1970.50', a central angle of 85°26'11", and subtended by a chord which bears N 21°23'46" W, a chord distance of 2673.55'; thence along the arc of said curve and along said centerline a distance of 2938.30'; thence N 21°19'19" E, along said centerline a distance of 334.56' to the beginning of a curve to the left having a radius of 1529.50', a central angle of 16°00'27", and subtended by a chord which bears N 13°19'06" E, a chord distance of 425.93'; thence, along the arc of said curve and along said centerline a distance of 427.32'; thence N 49°18'45" E, along said centerline a distance of 28.59'; thence S 86°18'54" E, along said centerline a distance of 874.72' to the beginning of a curve to the left having a radius of 723.50', a central angle of 46°29'09", and subtended by a chord which bears N 70°26'30" E, a chord distance of 571.03'; thence along the arc of said curve and along said centerline a distance of 587.00'; thence N 90°0'0" E, along said centerline a distance of 379.49' to the end of said centerline of said easement.

Also, a 100'x100' tank s.p., more particularly described as follows: Commence at the NE¼ of said Section 34; thence S 0°25'01" E, along the east line of said Section a distance of 951.56'; thence leaving said east line N 64°06'52" W a distance of 37.23'; to the beginning of a curve to the right having a radius of 1970.50', a central angle of 85°26'11", and subtended by a chord which bears N 21°23'46" W, a chord distance of 2673.55'; thence along the arc of said curve a distance of 2938.30'; thence N 21°19'19" E, a distance of 334.56' to the beginning of a curve to the left having a radius of 1529.50', a central angle of 16°00'27", and subtended by a chord which bears N 13°19'06" E, a chord distance of 425.93'; thence along the arc of said curve a distance of 427.32'; thence N 49°18'45" E a distance of 28.59'; thence S 86°18'54" E a distance of 874.72' to the beginning of a curve to the left having a radius of 723.50', a central angle of 46°29'09", and subtended by a chord which bears N 70°26'30" E, a chord distance of 571.03'; thence along the arc of said curve a distance of 587.00' thence N 90°0'0" E, a distance of 379.49' to the point of beginning of the following described property; thence N 0°0'0" E, a distance of 50.00'; thence N 90°0'0" E, a distance of 100.00'; thence S 0°0'0" E, a distance of 100.00'; thence N 90°0'0" W, a distance of 100.00'; thence N 0°0'0" E, a distance of 50.00' to the point of beginning. Said parcel of land contains 0.23 acres, more or less.