



20080409000143610 1/2 \$1089.00  
Shelby Cnty Judge of Probate,AL  
04/09/2008 11:20:10AM FILED/CERT

**THIS INSTRUMENT PREPARED BY:**

Send Tax Notice To:

James E. Roberts  
P. O. Box 430224  
Birmingham, Alabama 35243

Clayton Land Investments, LLC  
P.O. Box 602  
Helena, AL 35080

**WARRANTY DEED (Without Survivorship)**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOWN ALL MEN BY THESE PRESENTS:**

That in consideration of One Million Seventy-five Thousand and No/100 Dollars (\$1,075,000.00), and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I,

**Mary Ann Clayton, a single woman,**

(herein referred to as Grantor), grant, bargain, sell and convey unto,

**Clayton Land Investments, LLC, an Alabama limited liability company,**

(herein referred to as Grantee), my **undivided 40.415% interest** in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

See Legal Description attached as Exhibit A.

SUBJECT TO:

1. Taxes for the year 2008 and subsequent years.
2. Mineral and mining rights excepted.
3. Restrictions appearing of record in Volume 352, Page 818.

The subject property is not the homestead of the Grantor.

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

And Grantor does for herself and for her heirs, executors, and administrators covenant with the said GRANTEE, its heirs and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will and her heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s) this the 8<sup>th</sup> day of April, 2008.

*Mary Ann Clayton*  
Mary Ann Clayton

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a notary public in and for said county in said state, hereby certify that Mary Ann Clayton, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8<sup>th</sup> day of April, 2008.

*Mary Christina Jones*  
Notary Public [SEAL]

My commission expires:

**NOTARY PUBLIC STATE OF ALABAMA AT LARGE**  
**MY COMMISSION EXPIRES: Aug 27, 2011**  
**BONDED THRU NOTARY PUBLIC UNDERWRITERS**

Shelby County, AL 04/09/2008  
State of Alabama

Deed Tax:\$1075.00

## EXHIBIT A



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## Parcel I

Commence at a 3" capped pipe in place being the Southwest corner of the Northeast one-fourth of the Southwest one-fourth of Section 32, Township 21 South, Range 2 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 00° 09' 17" West along the West boundary of said quarter-quarter section for a distance of 135.48 feet to a ½" rebar in place; thence proceed North 00° 05' 06" West along the West boundary of said quarter-quarter section for a distance of 200.84 feet to a ¾" rebar in place; thence proceed North 88° 23' 25" West for a distance of 861.03 feet to a ½" rebar in place to a point on the Easterly right-of-way of Shelby County Highway No. 12 (Smokey Road); thence proceed Northwesterly along the Easterly right-of-way of said highway and along a concave curve right having a delta angle of 47° 52' 46" and a radius of 792.63 feet for a chord bearing and distance of North 12° 25' 05" West, 643.26 feet to a 6" x 6" concrete monument in place also being the P. T. of said curve; thence proceed South 79° 39' 14" East for a distance of 145.61 feet to a ½" rebar in place; thence proceed North 65° 41' 19" East for a distance of 933.93 feet to a 3" capped rebar in place; thence proceed North 66° 54' 51" East for a distance of 161.0 feet to a point on the Westerly right-of-way of George Roy Parkway; thence proceed South 24° 07' 52" East along the Westerly right-of-way of said road for a distance of 2825.08 feet to its point of intersection with the Northerly right-of-way of Nottingham Drive; thence proceed Southwesterly along the Northerly right-of-way of said Nottingham Drive and along the curvature of a concave curve right having a delta angle of 91° 46' 29" and a radius of 40 feet for a chord bearing and distance of South 21° 45' 22" West, 57.44 feet to the P. T. of said curve; thence proceed South 67° 38' 36" West along the Northerly right-of-way of said Nottingham Drive for a distance of 51.38 feet to the P. C. of a concave curve left having a delta angle of 31° 48' 38" and a radius of 250.0 feet; thence proceed Southwesterly along the Northerly right-of-way of said Nottingham Drive and along the curvature of said curve for a chord bearing and distance of South 51° 44' 10" West, 137.02 feet to the P. T. of said curve; thence proceed South 35° 49' 44" West along the Northerly right-of-way of said Nottingham Drive for a distance of 61.44 feet to a ½" rebar in place being located on the South boundary of the Southeast one-fourth of the Southwest one-fourth of said Section 32; thence proceed North 88° 29' 04" West along the South boundary of said quarter-quarter section for a distance of 1082.42 feet to a 3" capped pipe in place being the Southwest corner of said Southeast one-fourth of the Southwest one-fourth; thence proceed North 00° 08' 33" West along the West boundary of said quarter-quarter section for a distance of 1346.93 feet to the point of beginning.

The above described land is located in the Northeast one-fourth of the Southwest one-fourth, the Southeast one-fourth of the Southwest one-fourth, the Northwest one-fourth of the Southwest one-fourth and the Southeast one-fourth of the Northwest one-fourth of Section 32, Township 21 South, Range 2 West, Shelby County, Alabama.

## Parcel II

Commence at the Southeast corner of the Southeast one-fourth of the Southwest one-fourth of Section 32, Township 21 South, Range 2 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 00° 40' 13" West along the East boundary of said quarter-quarter section for a distance of 88.72 feet to a point on the Southerly right-of-way of Nottingham Drive; thence proceed Westerly along the Southerly right-of-way of said road and along the curvature of a concave curve left having a delta angle of 35° 03' 44" and a radius of 40.0 feet for a chord bearing and distance of South 85° 02' 19" West, 24.10 feet to the P. T. of said curve; thence proceed South 67° 38' 36" West along the Southerly right-of-way of said road for a distance of 51.38 feet to the P. C. of a concave left having a delta angle of 17° 50' 59" and a radius of 230.0 feet; thence proceed Southwesterly along the Southerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of South 58° 42' 59" West, 71.36 feet to a point on the South boundary of said quarter-quarter section; thence proceed South 88° 29' 04" East along the South boundary of said quarter-quarter section for a distance of 194.14 feet to the point of beginning.

The above described land is located in the Southeast one-fourth of the Southwest one-fourth of Section 32, Township 21 South, Range 2 West, Shelby County, Alabama.