


This Instrument was prepared by:  
Closing Resources, LLC  
3145 Green Valley Road, Birmingham, AL 35243  
205.977-2888

Please send tax notice to: James H. Lucas Jr. Real  
Estate IRA, LLC  
56 Central Avenue, Suite 201  
Ashville, NC 28801

**WARRANTY DEED**

  
20080530000219080 1/2 \$289.00  
Shelby Cnty Judge of Probate, AL  
05/30/2008 10:58:03AM FILED/CERT

STATE OF ALABAMA       )  
SHELBY COUNTY        )       **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of two hundred seventy five thousand and no/100 dollars, (\$275,000.00),

to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is acknowledged,

**Agnes L. Harris and George C. Harris, wife and husband**

(herein referred to as grantor), does hereby grant, bargain, sell and convey unto

**James H. Lucas Jr. Real Estate IRA, LLC**

(herein referred to as grantee), the following described real estate, situated in ~~Jefferson~~ County, Alabama, to wit:  
**Shelby**


**See Legal Description Attached Hereto as Exhibit A**

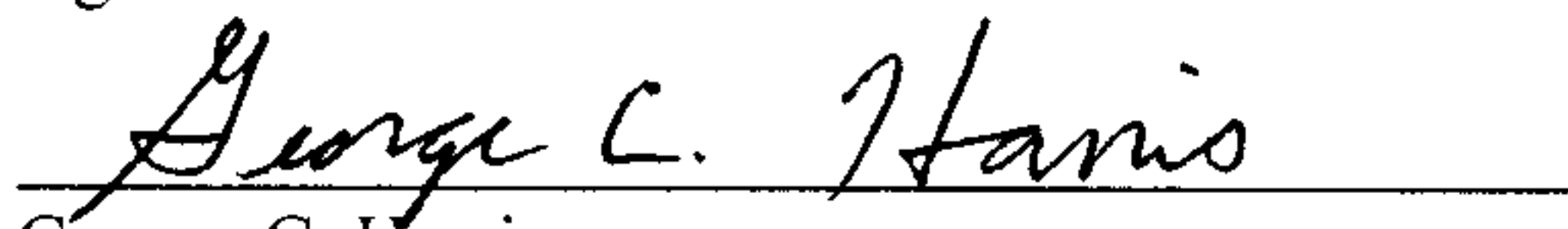
Subject to easements, current taxes, restriction and covenants, set-back lines and right of ways, if any, of record.

TO HAVE AND TO HOLD to 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 GRANTEE, his/her heirs and assigns, that I/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 GRANTEE, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hands and seals this the 28<sup>th</sup> day of May, 2008.

  
Agnes L. Harris

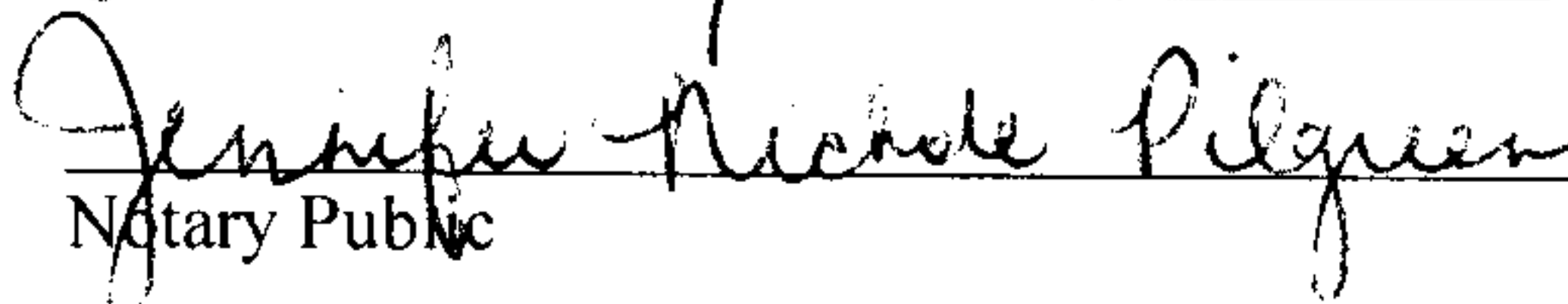
  
George C. Harris

STATE OF ALABAMA       )  
JEFFERSON COUNTY        )

General Acknowledgment

I, Jennifer Nichole Pilgreen, a Notary Public in and for said County, in said State, hereby certify that Agnes L. Harris and George C. Harris whose name(s) are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28<sup>th</sup> day of May, 2008.

  
Notary Public

My Commission Expires: 4/01/09

Shelby County, AL 05/30/2008  
State of Alabama

Deed Tax: \$275.00





20080530000219080 2/2 \$289.00  
Shelby Cnty Judge of Probate, AL  
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## Exhibit A

All that parcel of the N 1/2 of the NW 1/4 of Section 16, Township 21 S, Range 3 W of the Huntsville Meridian in Shelby County, Alabama, more particularly described as beginning at the NE corner of the NW 1/4 of said Section 16, Township 21 S, Range 3 W; thence along the E boundary of the NW 1/4 of said Section 16 a distance of 350.1 feet to the center of Shelby County Road No. 26 (SACP 4391-A); thence along the center of said County road, S 67 degrees 52 minutes W 796.2 feet and S 85 degrees 30 minutes W 466.6 feet; thence S 4 degrees 30 minutes E 40.0 feet to the S right-of-way of said road to the point of true beginning; said point is further identified as being S 85 degrees 30 minutes W 111.6 feet from the P. C. Station 5+67.5 feet on County Road 26 (SACP 4391-A); thence from the point of true beginning S 4 degrees 30 minutes E 567.3 feet; thence N 85 degrees 41 minutes W 532.8 feet to the E right-of-way of County Road 17 (SACP 583) 80 foot wide right-of-way; thence along the E right-of-way 426.9 feet; thence N 40 degrees 30 minutes E 100.00 feet to the S right-of-way of County Road 26 (80 foot wide right-of-way); thence along the S right-of-way N 85 degrees 30 minutes E 355.9 feet to the point of true beginning. Said tract contains 5.7 acres, more or less. Said tract is subject to an Alabama Power Company easement along the N boundary.

Less and Except: A parcel of land in the Northwest 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 16, Township 21 South, Range 3 West, Shelby County Alabama, more particularly described as follows: Begin at the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 16, Township 21 South, Range 3 West, and run Westerly along the South side of the said 1/4 1/4 for 391.97 feet to a point on the East Right of Way of Shelby County Road No. 17; then turn an angle of 92 degrees 26 minutes 06 seconds to the right and run Northerly along the East Right of Way of said road for 103.00 feet to a concrete Right of Way marker on the East Right of Way of said Road No. 17, then turn an angle of 5 degrees 13 minutes 33 seconds to the right and run Northerly along the East Right of Way of said Road No. 17 for 44.00 feet; then turn an angle of 87 degrees 50 minutes 11 seconds to the right and run Easterly for 512.76 feet; then turn an angle of 81 degrees 08 minutes 18 seconds to the right and run Southerly for 97.56 feet to a point on the South side of the Northeast 1/4 of Section 16, Township 21 South, Range 3 West; then turn an angle of 993 degrees 21 minutes 52 seconds to the right and run Westerly for 134.40 feet back to the point of beginning. Also a 30 foot wide easement for ingress and egress from Shelby County Highway 26, the center line of said easement being more particularly described as follows: Commence at the Southwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 16, Township 21 South, Range 3 West; thence in an Easterly direction along the South line of said 1/4 1/4 Section, a distance of 137.22 feet; thence 93 degrees 21 minutes 52 seconds left, in a Northwesterly direction a distance of 97.56 feet; thence 81 degrees 08 minutes 18 seconds left in a Northwesterly direction, a distance of 57.55 feet to the Point of Beginning of herein described center line; thence 105 degrees 18 minutes 48 seconds right, in a Northeasterly direction, a distance of 102.22 feet; thence 24 degrees 10 minutes 30 seconds left, along said center line, in a Northwesterly direction, a distance of 420.52 feet to the Southerly Right of Way of said Highway 26 and end of herein described center line.

Begin at the SW corner of the NE 1/4 of the NW 1/4 of Section 16, Township 21 South, Range 3 West and run Easterly along the South side of the said 1/4 1/4 for 134.40 feet; then turn an angle of 93 degrees 21 minutes 52 seconds to the left and run Northerly for 420.20 feet to the point of beginning; then continue Northerly along the last described course for 200.00 feet to a point on the South right of way of Shelby County Road No. 26; then turn an angle of 90 degrees 00 minutes 21 seconds to the left and run Westerly along the South right of way of said road for 275.00 feet; then run Southerly for 200.00 feet; then turn left and run Easterly for 275.00 feet to the point of beginning; being situated in Shelby County, Alabama.

G.214  
A.C.H.