

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
J J & D, Inc.
5300 Woodford Drive
Birmingham, Alabama 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Thirty-Three Thousand and 00/100 (\$33,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Hannibal S. Crumpler, and wife, Nancy R. Crumpler, and J J & D, Inc., an Alabama corporation**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **J J & D, Inc., an Alabama corporation**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof for legal description.

Subject To:

Ad valorem taxes for 2008 and subsequent years not yet due and payable until October 1, 2008. Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 24 day of **July, 2008**.

Hannibal S. Crumpler by Nancy R. Crumpler
Hannibal S. Crumpler by Nancy R. Crumpler, POA
his Attorney in Fact

J J & D, Inc.

Nancy R. Crumpler
Nancy R. Crumpler

Johnny W. Davis
Johnny W. Davis, President



20080708000276310 1/4 \$53.00
Shelby Cnty Judge of Probate, AL
07/08/2008 02:00:25PM FILED/CERT

Shelby County, AL 07/08/2008
State of Alabama

Deed Tax: \$33.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, the undersigned, a Notary Public, in and for said county and in said state, hereby certify that **Nancy R. Crumpler**, whose name as Attorney in Fact for **Hannibal S. Crumpler**, under that certain Durable Power of Attorney recorded on _____, 2008, in Instrument No. _____, in the Probate Office of Shelby County, Alabama, is signed to the foregoing conveyance/instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance/instrument, she, in capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2nd day of July, 2008.


NOTARY PUBLIC

My Commission Expires: 6-5-2011

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Nancy R. Crumpler, a married woman, 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 signed the same voluntarily and as her act on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2nd day of April, 2008.


NOTARY PUBLIC

My Commission Expires: 6-5-2011

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Johnny W. Davis, whose name as President of J J & D, Inc., an Alabama corporation, 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, he as such Officer and with full authority, signed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2nd day of May, 2008.


NOTARY PUBLIC

My Commission Expires: 6-5-2011



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Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"
Legal Description

Parcel I

Commence at a corner in place being the Southeast corner of the NE 1/4 of the SW 1/4 of Section 23, Township 19 South, Range 1 West, Shelby County, Alabama; thence proceed South 89 deg. 36 min. 06 sec. West along the South boundary of said NE 1/4 of the SW 1/4 and along the South boundary of the NW 1/4 of the SW 1/4 for a distance of 1498.01 feet; thence proceed North 29 deg. 48 min. 34 sec. East for 1515.46 feet to a point on the South boundary of the SE 1/4 of the NW 1/4, said point being the point of beginning, from this beginning point proceed North 89 deg. 15 min. 59 sec. East along the South boundary of said 1/4 1/4 Section for a distance of 727.85 feet to the East boundary of said SE 1/4 of the NW 1/4; thence proceed North 00 deg. 44 min. 01 sec. West along the East boundary of said 1/4 1/4 Section for a distance of 275.18 feet; thence proceed North 88 deg. 24 min. 40 sec. West for a distance of 131.84 feet to a point on the Westerly right of way of a 60 foot ingress/egress easement; thence continue North 88 deg. 24 min. 40 sec. West along the South boundary of said easement for a distance of 420.87 feet; thence proceed South 29 deg. 48 min. 34 sec. West for a distance of 345.52 feet to the point of beginning.

The above described land is located in the SE 1/4 of the NW 1/4 of Section 23, Township 19 South, Range 1 West, Shelby County, Alabama.

Easement No. 1

A 60 foot ingress/egress and utility easement described as follows: Commence at a corner in place being the Southwest corner of the NW 1/4 of the SE 1/4 of Section 23, Township 19 South, Range 1 West, Shelby County, Alabama; thence proceed North 89 deg. 36 min. 25 sec. East along the South boundary of said 1/4 1/4 Section for a distance of 206.25 feet to a point on the centerline of an existing easement as shown in the Office of the Judge of Probate of Shelby County, Alabama, in Deed Book 1996, page 10930; thence proceed Southwesterly along the centerline of said recorded easement for a distance of 90.87 feet to the point of beginning of 60 foot ingress/egress and utility easement. From this beginning point proceed North 75 deg. 58 min. 08 sec. West along the centerline of said 60 foot ingress/egress and utility easement for a distance of 138.60 feet to the P. C. of a concave curve right having a delta angle of 39 deg. 51 min. 54 sec. and a tangent of 90.65 feet; thence proceed Northwesterly along the curvature of said curve for a chord bearing and distance of North 56 deg. 02 min. 11 sec. West, 170.46 feet; thence proceed North 36 deg. 06 min. 14 sec. West along the centerline of said 60 foot ingress/egress and utility easement for a distance of 719.01 feet to the P. C. of a concave curve right having a delta angle of 61 deg. 25 min. and a tangent of 89.09 feet; thence proceed Northeasterly along the curvature of said curve for a chord bearing and distance of North 05 deg. 23 min. 44 sec. West, 153.20 feet; thence proceed North 25 deg. 18 min. 46 sec. East along the centerline of said 60 foot ingress/egress and utility easement for a distance of 567.56 feet; thence proceed North 45 deg. 32 min. 56 sec. East along the centerline of said ingress/egress and utility easement for a distance of 145.01 feet; thence proceed North 28 deg. 49 min. 11 sec. East along the centerline of said ingress/egress and utility easement for a distance of 129.52 feet; thence proceed North 01 deg. 37 min. 44 sec. West along the centerline of said ingress/egress and utility easement for a distance of 118.63 feet; thence proceed North 88 deg. 24 min. 40 sec. West along the centerline of said ingress/egress and utility easement for a distance of 490.26 feet to Point A; thence proceed North 49 deg. 39 min. 12 sec. West along the centerline of said ingress/egress easement for a distance of 454.80 feet; thence proceed North 06 deg. 57 min. 39 sec. East along the centerline of said ingress/egress easement for a distance of 183.92 feet; thence proceed South 90 deg. West along the centerline of said ingress/egress easement for a distance of 376.79 feet; thence proceed North 16 deg. 06 min. 48 sec. West along the centerline of said ingress/egress easement for a distance of 259.83 feet the termination of said easement; thence again from Point A proceed South 64 deg. 07 min. 25 sec. West along the centerline of a 60 foot ingress/egress easement for a distance of 763.55 feet to the termination of said easement.

Easement No. 2

ALSO, a 60 foot non-exclusive easement for Ingress and Egress, more particularly described as follows:

From the Southwest corner of the NE 1/4 of the NW 1/4 of Section 23, Township 19 South, Range 1 West, run thence East along the South boundary of said NE 1/4 of NW 1/4 a distance of 17.49 feet to the point of beginning of the centerline of herein described easement for ingress and egress and utilities; thence turn 55 deg. 25 min. 49 sec. left and run 99.24 feet along said easement centerline and the following courses: 06 deg. 03 min. 54 sec. left for 104.89 feet; 12 deg. 24 min. 30 sec. left for 175.59 feet; 10 deg. 38 min. right for 201.28 feet; 12 deg. 54 min. 55 sec. right for 165.02 feet; 05 deg. 37 min. 50 sec. left for 265.89 feet; 15 deg. 35 min. 30 sec. right for 323.69 feet; 13 deg. 58 min. 30 sec. left for 188.54 feet; 08 deg. 44 min. right for 128.93 feet to a point on the North boundary of aforementioned Section 23; thence turn 180 deg. 00 min. right and run along said easement centerline a distance of 50.72 feet; thence turn 92 deg. 06 min. 49 sec. left and continue along said easement centerline a distance of 64.81 feet and the following courses; 54 deg. 49 min. 11 sec. right for 141.23 feet; 12 deg. 33 min. 27 sec. left for 110.76 feet; 20 deg. 34 min. 50 sec. left for 169.50 feet; 15 deg. 05 min. 36 sec. right for 86.16 feet; 36 deg. 33 min. 41 sec. right for 166.53 feet; 29 deg. 09 min. 29 sec. left for 97.38 feet; 14 deg. 44 min. 38 sec. left for 198.02 feet; 16 deg. 40 min. 30 sec. left for 276.22 feet; 34 deg. 30 min. 41 sec. left for 274.24 feet to a point on the South boundary of the NW 1/4 of NE 1/4 of aforementioned Section 23; thence turn 02 deg. 14 min. 58 sec. right and continue along said easement a distance of 473.26 feet to the P. C. of a curve concave right, having a delta angle of 65 deg. 53 min. 34 sec. and tangents of 100.0 feet and a centerline arc distance of 177.45 feet to the P. T.; thence along the tangent centerline a distance of 96.95 feet; thence turn 122 deg. 12 min. 30 sec. left and run 760.84 feet along said easement centerline to a point on the North boundary of the SW 1/4 of NE 1/4 of Section 23, Township 19 South, Range 1 West; thence turn 180 deg. 00 min. right and run 760.84 feet along said easement centerline; thence turn 57 deg. 47 min. 30 sec. left and run 338.44 feet along said easement centerline; thence turn 02 deg. 42 min. 42 sec. right and run 588.77 feet to the PC of a curve concave left, having a delta angle of 46 deg. 35 min. 43 sec. and tangents of 75.0 feet and a centerline arc distance of 141.64 feet to the PT; thence along the tangent centerline a distance of 77.80 feet; thence turn 116 deg. 34 min. 50 sec. left and run 68.62 feet along said easement centerline; thence turn 180 deg. 00 min. right and run 211.45 feet along said easement centerline to the PC of a curve concave right, having a delta angle of 17 deg. 17 min. 51 sec. and tangents of 80.0 feet and a centerline arc distance of 158.78 feet to the PT; thence along the tangent centerline a distance of 301.63 feet to the PC of a curve concave left, having a delta angle of 27 deg. 09 min. 45 sec. and tangents of 80.0 feet and a centerline arc distance of 156.99 feet to the PT; thence along the tangent centerline a distance of 214.77 feet to the PC of a curve concave right, having a delta angle of 30 deg. 36 min. 35 sec. and tangents of 80.0 feet and a centerline arc distance of 156.18 feet to the PT; thence along the tangent centerline a distance of 39.20 feet to the PC of a curve concave left, having a delta angle of 27 deg. 45 min. 20 sec. and tangents of 75.0 feet and a centerline arc distance of 147.06 feet to the PT; thence along the tangent centerline a distance of 308.97 feet; thence turn 154 deg. 51 min. 35 sec. left and run 278.49 feet along said easement centerline; thence turn 06 deg. 48 min. right and run 213.47 feet along said easement centerline; thence turn 00 deg. 50 min. 46 sec. right and run 321.84 feet along said easement centerline; thence turn 180 deg. 00 min. right and run 321.84 feet along said easement centerline; thence turn 00 deg. 50 min. 46 sec. left and run 213.47 feet along said easement centerline; thence turn 06 deg. 48 min. left and run 278.49 feet along said easement centerline; thence turn 09 deg. 12 min. left and run said easement centerline a distance of 261.83 feet to a point on the East boundary of the SE 1/4 of SW 1/4 of Section 23, Township 19 South, Range 1 West; thence continue along said course a distance of 176.36 feet to the PC of a curve concave left, having a delta angle of 54 deg. 03 min. 57 sec. and tangents of 306.47 feet and a centerline arc distance of 566.76 feet to the PC of a reverse curve concave right, having a delta angle of 74 deg. 40 min. 50 sec. and tangents of 100.0 feet and a centerline arc distance of 170.85 feet to the PT; thence along the tangent centerline a distance of 719.70 feet to the PC of a curve concave left, having a delta angle of 48 deg. 19 min. 01 sec. and tangents of 250.0 feet and a centerline arc distance of 470.01 feet to the PT; thence along the tangent centerline a distance of 730.31 feet to a point of termination of herein described easement centerline on the North boundary of Old U. S. Highway No. 280 (80 foot right of way) and further, from the described point of termination back North/Northeasterly along the described centerline to a point of intersection with the South boundary of the SE 1/4 of SW 1/4 of Section 23, Township 19 South, Range 1 West, tracks in close proximity that certain easement centerline described in Book 184 at page 89; said property being situated in Shelby County, Alabama.



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