

Send tax notice to: South Oak Trust

One South Oak Drive
Birmingham, AL 35242

This instrument was prepared by: Duell Law Firm, LLC
4320 Eagle Point Parkway
Birmingham, Al. 35242

LIMITED LIABILITY CORPORATION WARRANTY DEED

State of Alabama
Shelby County

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **FOUR HUNDRED THOUSAND AND NO/100 (\$400,000) DOLLARS** to the undersigned Grantor, **Colleton Lake Residential Association, LLC, an ALABAMA LIMITED LIABILITY CORPORATION** (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto

SOUTH OAK TRUST

(herein referred to as Grantee, whether one or more), the following described real estate situated in SHELBY County, Alabama, to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

Subject to: All easements, restrictions and rights of way of record.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns or its successors, forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, or its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantee, his, her or their heirs, executors and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its Member who is authorized to execute this conveyance hereto set its signature and seal this the 17th day of July, 2008.

COLLETON LAKE RESIDENTIAL
ASSOCIATION, LLC

by:

Doug Howard
DOUG HOWARD
Its: MEMBER

State of Alabama
County of SHELBY

I, the undersigned, a Notary Public in and for said county and state, hereby certify that DOUG HOWARD as MEMBER of COLLETON LAKE RESIDENTIAL ASSOCIATION, LLC, an Alabama Limited Liability Corporation and 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 said instrument he as such Member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Corporation.

Given under my hand and official seal this the 17th day of July, 2008.

[Signature]
NOTARY PUBLIC

My commission expires: 6/21/09

Exhibit "A"

Commence at a ½" rebar in place being the Northeast corner of Section 12, Township 19 South, Range 1 East, Shelby County, Alabama; thence proceed South 00° 12' 50" West along the East boundary of said section for a distance of 3300.50 feet to the point of beginning. From this beginning point proceed North 79° 19' 59" East for a distance of 319.40 feet; thence proceed South 62° 02' 26" East for a distance of 520.62 feet; thence proceed South 56° 08' 48" West for a distance of 1020.13 feet (set ½" rebar); thence proceed North 57° 41' 02" West for a distance of 471.22 feet (set ½" rebar); thence proceed North 00° 38' 07" West for a distance of 539.43 feet (set ½" rebar); thence proceed North 79° 19' 59" East for a distance of 790.67 feet to the point of beginning.

The above described land is located in the Northeast one-fourth of the Southeast one-fourth and the Southeast one-fourth of the Southeast one-fourth of Section 12, Township 19 South, Range 1 East, and the Northwest one-fourth of the Southwest one-fourth and the Southwest one-fourth of the Southwest one-fourth of Section 7, Township 19 South, Range 2 East, Shelby County, Alabama, and contains 20.5 acres.

Also, a 40 foot easement for ingress and egress connecting the above described tract of land to Shelby County Highway No. 55, said description of the 40 foot easement being along the Center line of the aforementioned gravel and chert road and being more particularly described as follows:

Commence at the NW corner of Section 7, Township 19 South, Range 1 East, Shelby County, Alabama and proceed South 3 deg. 32 min. 53 sec. West along the West boundary of Section 7 for 3040.41 feet; thence proceed South 87 deg. 40 min. 20 sec West, , 1292.48 feet to a point in the center of an existing gravel and chert road, said point begin the Point of Beginning of herein described 40 foot easement; thence from said Point of Beginning continue along the center of said easement the following courses: North 38 deg. 24 min. 38 sec. West, 284.20 feet; North 71 deg. 18 min. 28 sec. West, 473.59 feet; South 87 deg. 11 min. 02 sec. West, 248.79 feet; South 51 deg. 52 min. 37 sec. West, 188.06 feet; South 72 deg. 01 min. 05 sec. West, 185.93 feet; South 86 deg. 21 min. 57 sec. West, 287.03 feet; South 59 deg. 15 min. 22 sec. West, 73.17 feet; South 10 deg. 44 min. 14 sec. East, 202.24 feet; South 25 deg. 14 min. 07 sec. West, 143.45 feet; South 55 deg. 14 min. 45 sec. West, 148.56 feet; North 84 deg. 39 min. 28 sec. West, 428.95 feet; North 66 deg. 50 min. 23 sec. West, 314.49 feet; South 83 deg. 21 min. 22 sec. West, 318.01 feet; South 34 deg. 12 min. 40 sec. West, 169.53 feet; South 43 deg. 33 min. 50 sec. West, 186.27 feet; South 20 deg. 01 min. 40 sec. West 136.67 feet; North 81 deg. 47 min. 00 sec. West, 64.16 feet; North 7 deg. 14 min. 28 sec. East, 304.17 feet; North 4 deg. 36 min. 44 sec. West, 191.11 feet; North 8 deg. 11 min 19 sec. East, 206.92 feet; North 8 deg. 58 min. 53 sec. West, 195.50 feet; North 0 deg. 32 min. 09 sec. West, 414.23 feet; North 25 deg. 27 min. 50 sec. West, 111.40 feet; North 37 deg. 17 min. 22 sec. West, 521.14 feet; North 21 deg. 47 min. 52 sec. West, 653.52 feet; North 41 deg. 44 min. 54 sec. West, 207.80 feet; North 27 deg. 31 min. 42 sec. West, 152.04 feet; North 18 deg. 42 min. 05 sec. West, 372.46 feet; North 47 deg. 36 min. 27 sec. West, 248.06 feet; North 61 deg. 24 min. 37 sec. West, 321.39 feet; North 71 deg. 49 min. 39 sec. West, 475.69 feet; North 81 deg. 50 min. 54 sec. West, 246.01 feet; South 51 deg. 40 min. 09 sec. West, 231.93 feet; South 34 deg. 11 min. 48 sec. West, 579.85 feet; South 18 deg. 45 min. 40 sec. West, 334.11 feet; South 32 deg. 33 min. 21 sec. West, 306.38 feet; South 55 deg. 00 min. 03 sec. West, 220.50 feet; North 69 deg. 02 min. 50 sec. West, 182.67 feet to the Point of Termination of herein described 40 foot easement.

And

A 40 foot INGRESS AND EGRESS EASEMENT being 20.0 feet in equal width on each side of the following described line: Commence at a ½" rebar in place being the Northeast corner of Section 12, Township 19 South, Range 1 East, Shelby County, Alabama; thence proceed South 00° 12' 50" West along the East boundary of said section for a distance of 3300.50 feet; thence proceed North 79° 19' 59" East for a distance of 21.53 feet; thence proceed North 42° 19' 59" West for a distance of 201.67 feet to the centerline of a 15 foot asphalt roadway to the point of beginning of said 40 foot easement. . From this beginning point proceed South 53° 53' 39" West along the centerline of said easement for a distance of 76.94 feet; thence proceed South 58° 19' 30" West along the centerline of said easement for a distance of 64.87 feet; thence proceed South 69° 06' 38" West along the centerline of said easement for a distance of 73.54 feet; thence proceed South 75° 45' 52" West along the centerline of said easement for a distance of 217.28 feet; thence proceed South 80° 12' 16" West along the centerline of said easement for a distance of 329.10 feet; thence proceed South 88° 10' 27" West along the centerline of said easement for a distance of 168.41 feet; thence proceed North 84° 04' 41" West along the centerline of said easement for a distance of 88.36 feet; thence proceed North 62° 44' 00" West along the centerline of said easement for a distance of 90.77 feet; thence proceed North 46° 52' 00" West along the centerline of said easement for a distance of 78.06 feet; thence proceed North 31° 55' 15" West along the centerline of said easement for a distance of 105.40 feet to the point of termination of said easement.

Mineral and mining rights excepted.