



20080806000315600 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
08/06/2008 01:01:36PM FILED/CERT

Send Tax Notice to:  
(Name) Jimmy R. Hatcher and  
(Address) MaLana M. Hatcher  
35 Highway 216, Montevallo, AL 35115

# Limited Liability Company Form Warranty Deed

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE HUNDRED TWENTY FIVE THOUSAND DOLLARS and 00/100 (\$125,000.00)**, to the undersigned **FIN PROPERTIES, LLC, an Alabama Limited Liability Company** (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 **JIMMY R. HATCHER and MALANA M. HATCHER** (herein referred to as **GRANTEE**, whether one or more), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

A parcel of land situated in the SE  $\frac{1}{4}$  of Fractional Section 28, Township 22 South, Range 3 West and in the NE  $\frac{1}{4}$  of Section 3, Township 24 North, Range 12 East, being more particularly described as follows:

Begin at the SE corner of said section 3; thence run northerly along the East line thereof for 105.84 feet to the southerly R/W of Norfolk-Southern Railroad and a curve concaved northwesterly (having a radius of 3027.87 feet and a central angle of 1 degree 21 minutes 45 seconds); thence 117 degrees 22 minutes 56 seconds left to chord of said curve run southwesterly along said curve and R/W for 72.0 feet; thence continue along said R/W and tangent to said curve 867.94 feet to the easterly R/W of Shelby County Highway #216; thence 127 degrees 46 minutes 29 seconds left run southeasterly along last said R/W for 221.11 feet to a curve to the left (having a radius of 3999 feet and a central angle of 2 degrees 57 minutes 56 seconds); thence run along said curve and R/W for 206.99 feet; thence 69 degrees 42 minutes 08 seconds left from chord of said curve run northeasterly 341.64 feet; thence 53 degrees 46 minutes 15 seconds left run northerly 84.0 feet; thence 62 degrees 29 minutes 02 seconds right run northeasterly 282.70 feet to the Point of Beginning.

According to the survey of Thomas E. Simmons, dated October 26, 2001.

**SUBJECT TO:**

- Taxes for 2008 and subsequent years.
- Permits, easements and rights of way of record.

**PURCHASE MONEY FIRST MORTGAGE IN THE SUM OF \$125,000.00 EXECUTED BY  
GRANTEES ON EVEN DATE HEREWITHE, IN FAVOR OF RAY MAYFIELD.**



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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, 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, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by and through **Nathaniel S. Stamps**, as **Manager**, who is authorized to execute this conveyance, hereto set its signature and seal, this the 5th day of August, 2008.

**FIN Properties, LLC**

Nathaniel S. Stamps  
By: Nathaniel S. Stamps  
Its: Manager

**STATE OF ALABAMA  
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Nathaniel S. Stamps** whose name as **FIN Properties, LLC.**, an Alabama Limited Liability Company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and official seal, this the 5th day of August, 2008.

Notary Public  
My Commission Expires: 8/13/09