

Town of Vincent, Alabama

Annexation Ordinance No. 2008 - 003

Property Owner(s): **Thomas, III, H. Frank (Thomaston Plantation, L.L.C.)**
Property: **06 4 20 0 000 009.000 & 06 4 20 0 000 006.000 & 06 9 29 0 000 001.000**

Property Owner(s): **Olin G. Pinkston, III**
Property: **06 9 29 0 000 001.021 & 06 8 28 0 000 001.000**

Pursuant to the provisions of Section 11-42-21 of the Code of Alabama (1975),

Whereas, the attached written petition (as Exhibit B) that the above-noted property be annexed to The Town of Vincent has been filed with the Vincent Town Clerk; and

Whereas, said petition has been signed by the owner(s) of said property; and

Whereas, said petition contains (as Petition Exhibit A) an accurate description of said property together with a map of said property (Exhibit C) showing the relationship of said property to the corporate limits of Vincent; and

Whereas, said property is contiguous to the corporate limits of Vincent, or is a part of a group of properties submitted at the same time for annexation, which is zoned **A-1 Agricultural** which together is contiguous to the corporate limits of Vincent; and

Whereas, said territory does not lie within the corporate limits or police jurisdiction of any other municipality

Therefore, be it ordained that the Town Council of the Town of Vincent assents to the said annexation: and

Be it further ordained that the corporate limits of Vincent be extended and rearranged so as to embrace and include said property, and said property shall become a part of the corporate area of the Town of Vincent upon the date of publication of this ordinance as required by law.

Absent
Terry Allen, Mayor

Larry King
Larry King, Councilmember District 1

Ernest S. Kidd
Ernest Kidd, Council member District 2

Johnny Edwards
Johnny Edwards, Councilmember District 3

Billy Raye Moore
Billy Raye Moore, Council member District 4

Mary Lee Reynolds
Mary Lee Reynolds, Councilmember District 5

Passed and approved 5th day of August, 2008.

Joy Marler
Joy Marler, Town Clerk

Town Of Vincent
25 Florey Street
Vincent, Alabama 35178
(205) 672-2261

Certification
Of Annexation Ordinance

Ordinance Number: 2008 - 003

Property Owner(s): **Thomas, III, H. Frank (Thomaston Plantation, L.L.C.)**

Property: **06 4 20 0 000 009.000 & 06 4 20 0 000 006.000 & 06 9 29 0 000 001.000**

Property Owner(s): **Olin G. Pinkston, III**

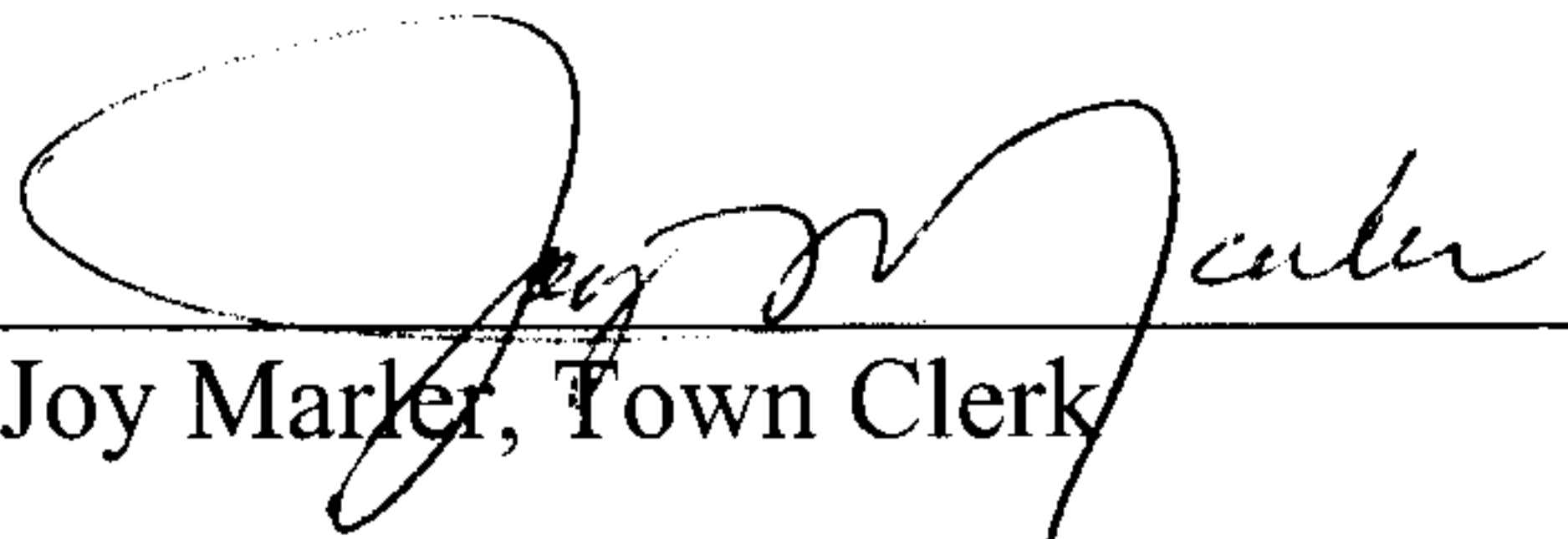
Property: **06 9 29 0 000 001.021 & 06 8 28 0 000 001.000**


I, Joy Marler, Town Clerk of the Town of Vincent, Alabama, hereby certify the attached to be true and correct copy of an ordinance adopted by the Town Council of Vincent, at the regular meeting held on **August 5, 2008** as same appears in the minutes of record of said meeting, and published by posting copies thereof on **August 6, 2008**, at the public places listed below, which copies remained posted for five business days (through **August 13, 2008**)

Vincent City Hall, 25 Florey Street, Vincent, Alabama 35178

Vincent Water Board, 26 Florey Street, Vincent, Alabama 35178

Frontier National Bank, Hwy 25, Vincent, Alabama 35178


Joy Marler, Town Clerk


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Shelby Cnty Judge of Probate, AL
08/21/2008 02:47:03PM FILED/CERT



GONZALEZ - STRENGTH & ASSOCIATES, INC.

CIVIL ENGINEERING • TRANSPORTATION ENGINEERING • LAND SURVEYING • LAND PLANNING

July 24, 2008

Don Driggers
Town of Vincent
25 Florey Street
Vincent, Alabama 35178

Re: Annexation Request
07FTA01

Dear Don:

Please allow this letter to serve as a formal request on behalf of Thomaston Plantation, LLC, Frank Thomas, LLC, and Olin G. Pinkston, III to Annex into the Town of Vincent. Contained with this submittal are the following:

- Fully Executed Petition for Annexation.
- A Shelby County Tax Map of the subject property. The overall subject property contains 4 parcels. The sum of the 4 parcels is approximately 218.10 acres more or less.
- Legal Descriptions of the subject property (Warrenty Deeds) including instrument number and the property identification number. This will include all 4 parcels.
- A Warranty Deed and exhibit drawing of additional property (+/-0.03 ac) necessary to be contiguous to the town limits.

Note: Both the subject property (+/-218.10 ac.) and the additional property (+/-0.03 ac.) are to be annexed.


The following is in response to item #4 of the Town of Vincent Annexation Procedures:

- a.) The number of acres of the property? Total Property Acreage: 218.10 acres + 0.03 acres = 218.13 acres
- b.) How many dwellings are on the property? None presently
- c.) How many people live on the property? None presently
- d.) How many registered voters live on the property? None presently
- e.) What is the property zoned? The subject property is zoned "Agricultural" in Unincorporated Shelby County.
- f.) What is the intended use of the property? Residential Use.

Sincerely,


Jon E. Rasmussen, P.E.
Project Manager

Enclosures: See attachments
cc: Frank Thomas

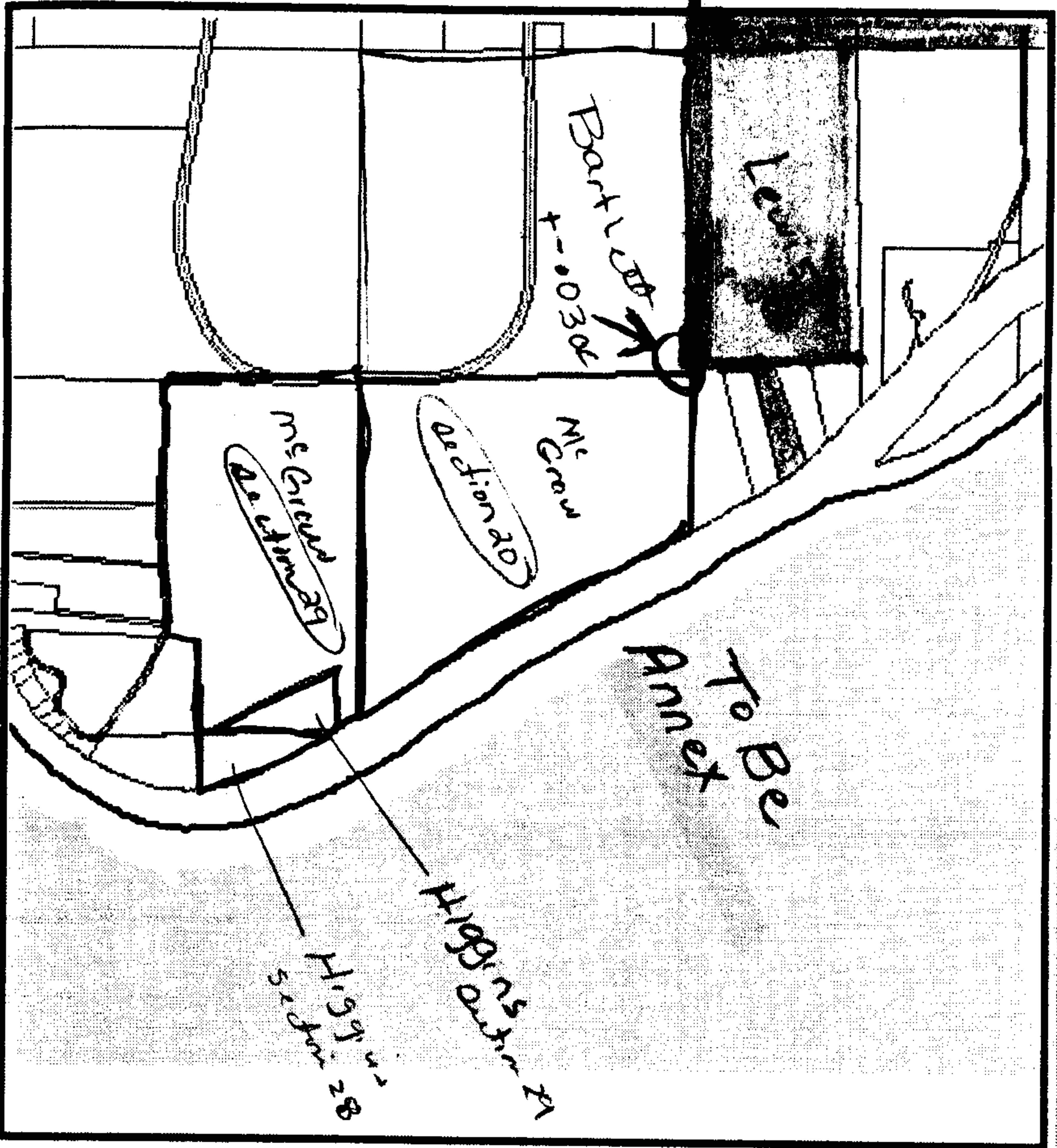

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08/21/2008 02:47:03PM FILED/CERT

2176 PARKWAY LAKE DRIVE - HOOVER, ALABAMA 35244
PHONE: (205) 942-2486 FAX: (205) 942-3033
www.gonzalez-strength.com

Petition Exhibit C

Relationship of said property to the corporate limits of Vincent

Property Information -



* correct
Total 218.10
+ 218.13

218.13

Petition Exhibit A

Property Owner(s): Thomas, III, H. Frank (Thomaston Plantation, L.L.C.)
Property: 06 4 20 0 000 009.000 & 06 4 20 0 000 006.000 & 06 9 29 0 000 001.000

Property Owner(s): Olin G. Pinkston, III
Property: 06 9 29 0 000 001.021 & 06 8 28 0 000 001.000

Property Description

The above-noted property, for which annexation into Vincent is requested in this petition, is described in the attached copy of the deed (Petition Exhibit B) which was recorded with the Shelby County Judge of Probate as Instrument Number Book, Page.

Further, the said property for which annexation into Vincent is requested in this petition is shown in the indicated shaded area on the attached map in Petition Exhibit C. Said map also shows the contiguous relationship of said property to the corporate limits of Vincent.

The said property, for which annexation into the Town of Vincent is requested in this petition, does not lie within the corporate limits of another municipality.

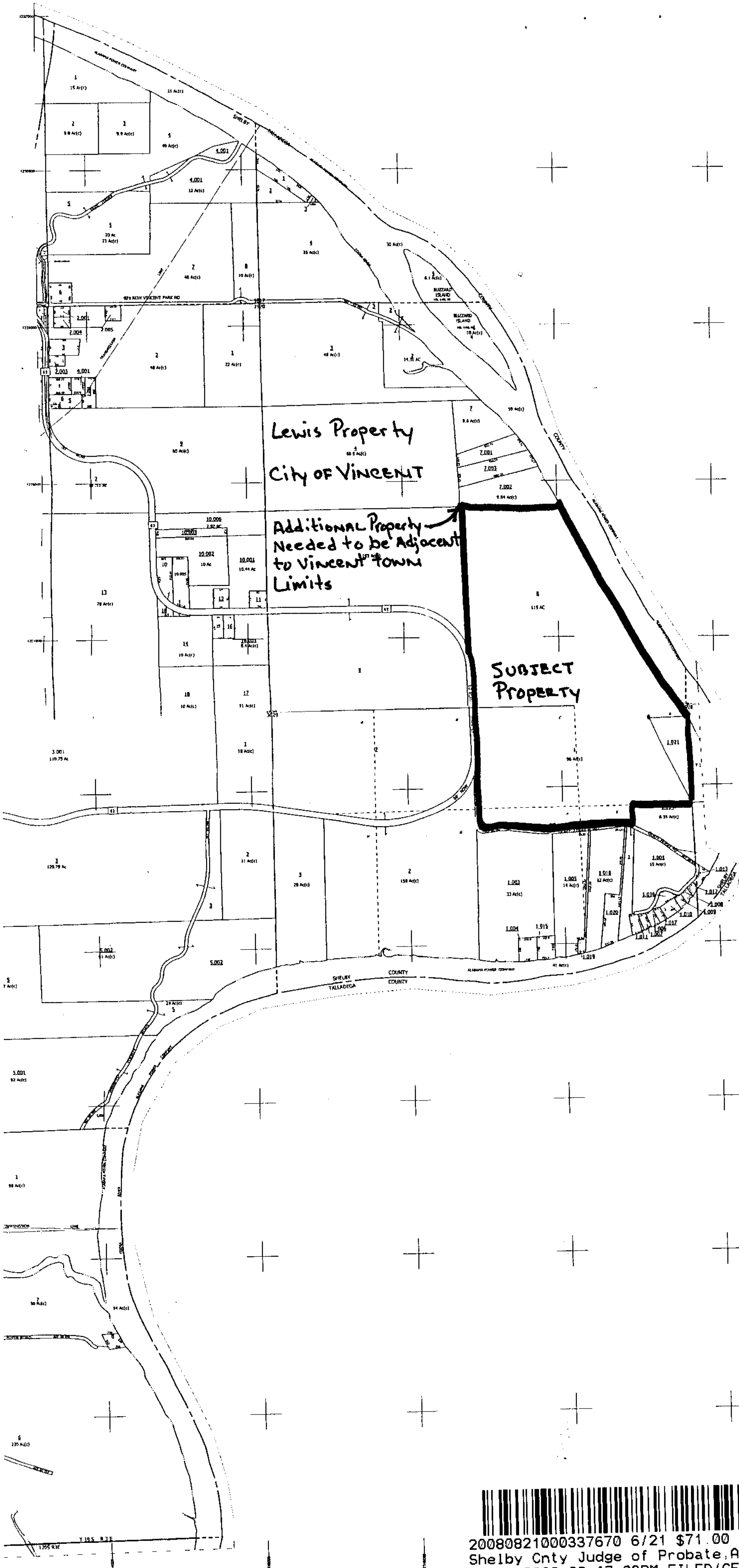
Overall Subject Property Legal Description

DESCRIPTION:

COMMENCE AT THE ALABAMA POWER COMPANY CONCRETE MONUMENT ON THE NORTH BANK OF THE COOSA RIVER AND THE WEST LINE OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 3 EAST, SAID MONUMENT HAVING COORDINATES OF NORTH 1,036,400.07 AND EAST 338,744.62 ON THE ALABAMA EAST ZONE COORDINATE SYSTEM, THENCE RUN AN AZIMUTH OF 56°46'50" NORTHEASTERLY A DISTANCE OF 3116.85 FEET TO A POINT IN THE CENTER OF OLD FERRY ROAD; THENCE AN AZIMUTH OF 285°24' SOUTHEASTERLY ALONG SAID ROAD A DISTANCE OF 58.00 FEET TO THE POINT OF BEGINNING; THENCE AN AZIMUTH OF 357°55' NORTHWESTERLY A DISTANCE OF 276.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NE ¼ OF SECTION 29. THENCE PROCEED ALONG THE PREVIOUS COURSE AND ALSO BEING ON THE EAST R.O.W. OF GLAZE FERRY ROAD AND SHELBY COUNTY #62 A DISTANCE OF 1814.37 FEET TO THE P.C. OF A CURVE TO THE LEFT SAID PROPERTY LINE LEAVES THE R.O.W. AT THIS POINT; THENCE AN AZIMUTH OF 356° 15' NORTHWESTERLY ALONG AN OLD HEDGE ROW AND ALONG POWER LINES A DISTANCE OF 428.90 FEET TO A POWER POLE; THENCE ALONG SAID HEDGE ROW AND POWER LINES ON AN AZIMUTH OF 357° 47' NORTHWESTERLY A DISTANCE OF 390.55 FEET TO A POWER POLE; THENCE LEAVING POWER LINES AND CONTINUING TO FOLLOW HEDGE ROW ON AN AZIMUTH OF 357°33' A DISTANCE OF 1347.30 FEET TO A FOUR FEET DIAMETER OAK TREE, SAID TO BE THE NORTHWEST CORNER OF MCGRAW PROPERTY; THENCE AN AZIMUTH OF 86°50' NORTHEASTERLY ALONG MR. JACK CAMERON'S SOUTH PROPERTY LINE A DISTANCE OF 1192.7 FEET, MORE OR LESS, TO THE WEST BANK OF THE COOSA RIVER; THENCE AN AZIMUTH OF 153°28' SOUTHEASTERLY ALONG THE MEANDERS OF SAID WEST BANK A DISTANCE OF 1006.74 FEET; THENCE AN AZIMUTH OF 143°30'30" SOUTHEASTERLY ALONG SAID WEST BANK A DISTANCE OF 424.54 FEET; THENCE AN AZIMUTH OF 151°42'37" SOUTHEASTERLY ALONG SAID WEST BANK A DISTANCE OF 468.34 FEET; THENCE AN AZIMUTH OF 146°00' SOUTHEASTERLY ALONG SAID WEST BANK A DISTANCE OF 718.14 FEET; THENCE AN AZIMUTH OF 150°48'40" SOUTHEASTERLY ALONG SAID WEST BANK A DISTANCE OF 435.75 FEET; THENCE AN AZIMUTH OF 151°37' SOUTHEASTERLY ALONG SAID WEST BANK A DISTANCE OF 459.20 FEET; THENCE AN AZIMUTH OF 150°09'30" SOUTHEASTERLY ALONG THE SAID WEST BANK A DISTANCE OF 274.55 FEET; THENCE AN AZIMUTH OF 152° 47' SOUTHEASTERLY ALONG THE SAID WEST BANK A DISTANCE OF 491.38 FEET; THENCE AN AZIMUTH OF 170° 08'17" SOUTHEASTERLY ALONG THE SAID WEST BANK A DISTANCE OF 243.08 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH HALF OF SAID NE ¼ OF SECTION 29; THENCE AN AZIMUTH OF 268°18'59" WESTERLY ALONG THE SAID SOUTH LINE AND ALONG AN OLD FENCE A DISTANCE OF 1144.84 FEET; THENCE AN AZIMUTH OF 192°27' SOUTHWESTERLY A DISTANCE OF 275.43 FEET TO AN OLD REBAR IN THE CENTER OF SAID GLAZE-FERRY ROAD; THENCE AN AZIMUTH OF 273°55'17" WESTERLY ALONG THE CENTER OF SAID ROAD A DISTANCE OF 162.73 FEET; THENCE AN AZIMUTH OF 263°14'40" WESTERLY ALONG SAID ROAD A DISTANCE OF 392.73 FEET; THENCE AN AZIMUTH OF 265°38'40" SOUTHWESTERLY ALONG THE SAID ROAD A DISTANCE OF 453.63 FEET TO AN OLD REBAR; THENCE AN AZIMUTH OF 269°11'20" WESTERLY ALONG THE SAID ROAD A DISTANCE OF 209.49 FEET; THENCE AN AZIMUTH OF 275°42'50" NORTHWESTERLY ALONG SAID ROAD A DISTANCE OF 380.61 FEET; THENCE AN AZIMUTH OF 262°58'30" SOUTHWESTERLY ALONG THE SAID ROAD A DISTANCE OF 313.91 FEET; THENCE AN AZIMUTH OF 285°24' NORTHWESTERLY ALONG THE SAID ROAD A DISTANCE OF 27.5 FEET TO THE POINT OF BEGINNING, SAID PROPERTY CONTAINS 218.10 ACRES MORE OR LESS.

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SHELBY Co. TAX MAP



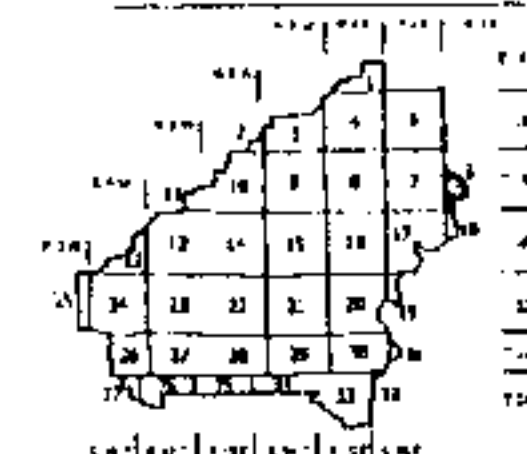
STATE OF ALABAMA
DEPARTMENT OF REVENUE
AD VALOREM TAX DIVISION
CONSULTING BY
INTERGRAPH CORPORATION
HUNTSVILLE, ALABAMA
PRODUCED BY
SHELBY COUNTY MAPPING SERVICES

SCALE 1" = 400'

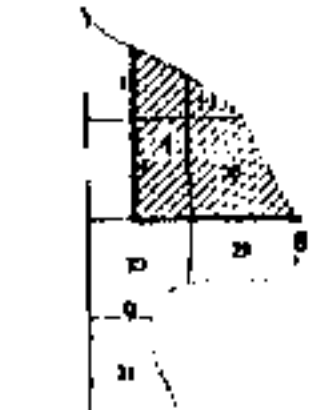
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DATE OF MAP: FEBRUARY 1978
DATE OF DATA CONVERSION: JULY 18, 1984



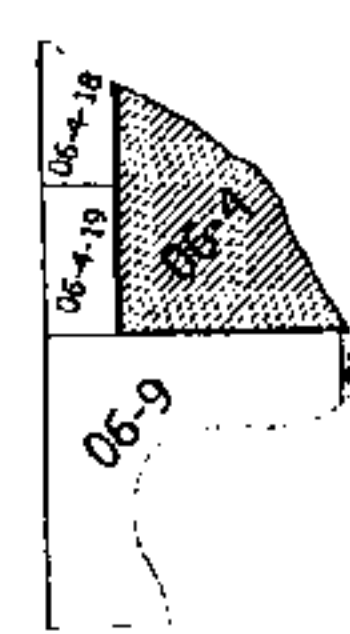
COUNTY LOCATOR



TOWNSHIP LOCATOR



SUB-SHEET INDEX



LEGEND

STATE LINE	AREA (FROM DEED)	10.5 AC
COUNTY LINE	AREA (CALCULATED)	10.5 AC(4)
CITY LIMIT LINE	DIMENSION (FROM DEED)	80
TOWNSHIP LINE	DIMENSION (SCALED)	800
SECTION LINE	INTERSTATE HIGHWAY	15
PROPERTY LINE	U.S. HIGHWAY	15
ROAD R/W	STATE HIGHWAY	15
ROAD TRAVEL	COUNTY HIGHWAY	15
PATH	COUNTY HIGHWAY	15
PRIVATE ROAD	COUNTY HIGHWAY	15
OR TRAIL	STREET NUMBERING	15
RAILROAD R/W	ROADS OR STREETS	15
WATER	PARCEL NUMBER	15
LANDHOOK	SUB LOT NUMBER	15
ORIGINAL SUB	MAP BLOCK NUMBER	15
LOT LINE	WHERE APPLICABLE	15
MAJOR TRANSMISSION	MAP BLOCK LIMIT	15
LINE	WHERE APPLICABLE	15
CONFLICT	MAP BLOCK 1/4	15
	WHERE APPLICABLE	15
	SUB BLOCK NUMBER	15
	SECTION CORNERS	15
	BY NAME	15
	STATE PLANE	15
	COORDINATES	15

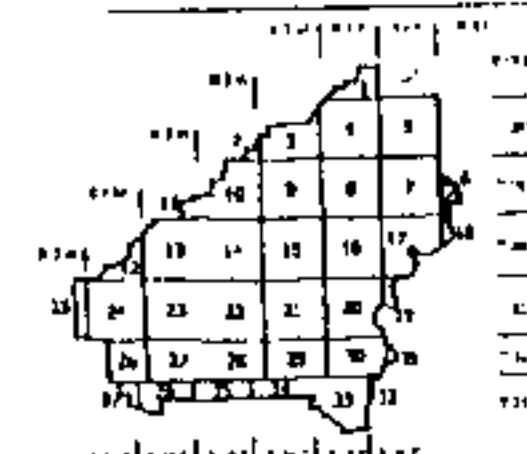
STATE OF ALABAMA
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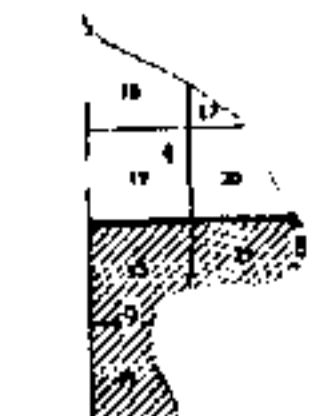
DATE OF PHOTOGRAPHY: MARCH 1974
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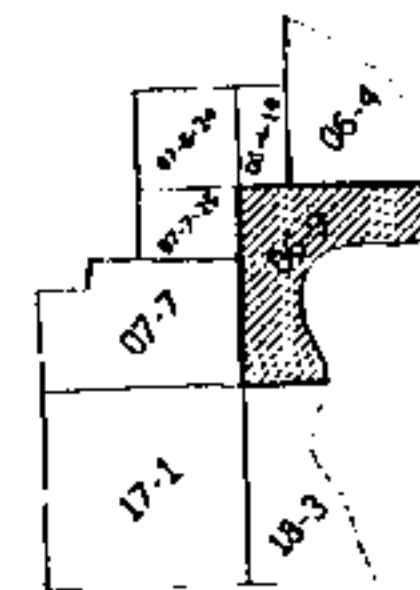
COUNTY LOCATOR



TOWNSHIP LOCATOR



SUB-SHEET INDEX



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PRIVATE ROAD	COUNTY HIGHWAY	15
OR TRAIL	STREET NUMBERING	15
RAILROAD R/W	ROADS OR STREETS	15
WATER	PARCEL NUMBER	15
LANDHOOK	SUB LOT NUMBER	15
ORIGINAL SUB	MAP BLOCK NUMBER	15
LOT LINE	WHERE APPLICABLE	15
MAJOR TRANSMISSION	MAP BLOCK LIMIT	15
LINE	WHERE APPLICABLE	15
CONFLICT	MAP BLOCK 1/4	15
	WHERE APPLICABLE	15
	SUB BLOCK NUMBER	15
	SECTION CORNERS	15
	BY NAME	15
	STATE PLANE	15
	COORDINATES	15

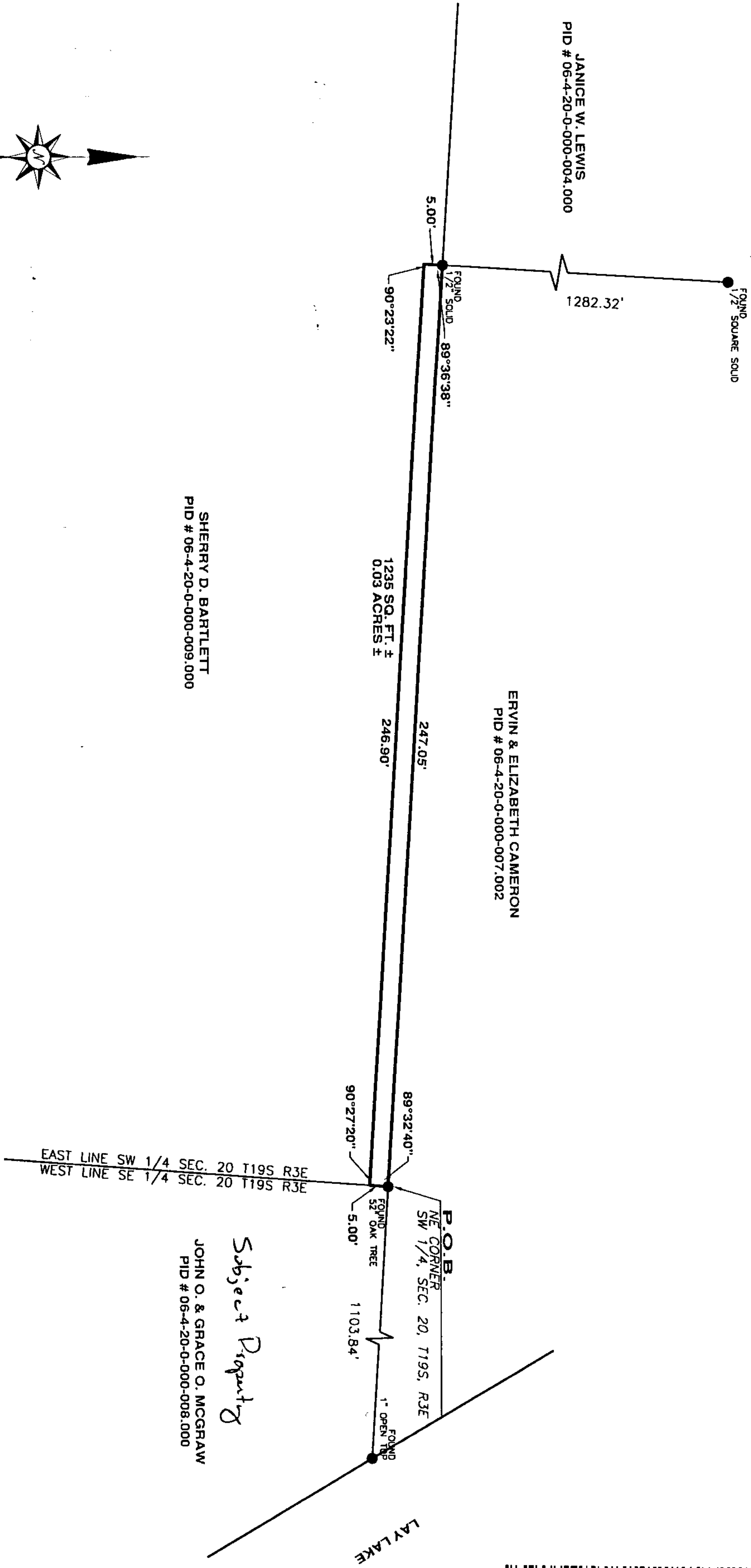
SECTION(S) 29, 30, 31
TOWNSHIP 19 SOUTH RANGE 3 EAST

58 - 06 - 9
MAP NUMBER

MAPS TO BE USED FOR TAX PURPOSES ONLY. NOT TO BE USED FOR CONFORMANCE.

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Shelby Cnty Judge of Probate, AL
08/21/2008 02:47:03PM FILED/CERT

EXHIBIT MAP ANNEXATION PROPERTY NE 1/4 OF THE SW 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 3 EAST SHELBY COUNTY, ALABAMA



ABBREVIATION
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING

GONZALEZ - STRENGTH & ASSOCIATES, INC.
ENGINEERING, LAND PLANNING, SURVEYING, TRAFFIC/TRANSPORTATION
2716 PARKWAY LAKE DRIVE
HOUSTON, TEXAS 77058
PHONE: (281) 942-2486
FAX: (281) 942-3033
www.gonzalez-strength.com

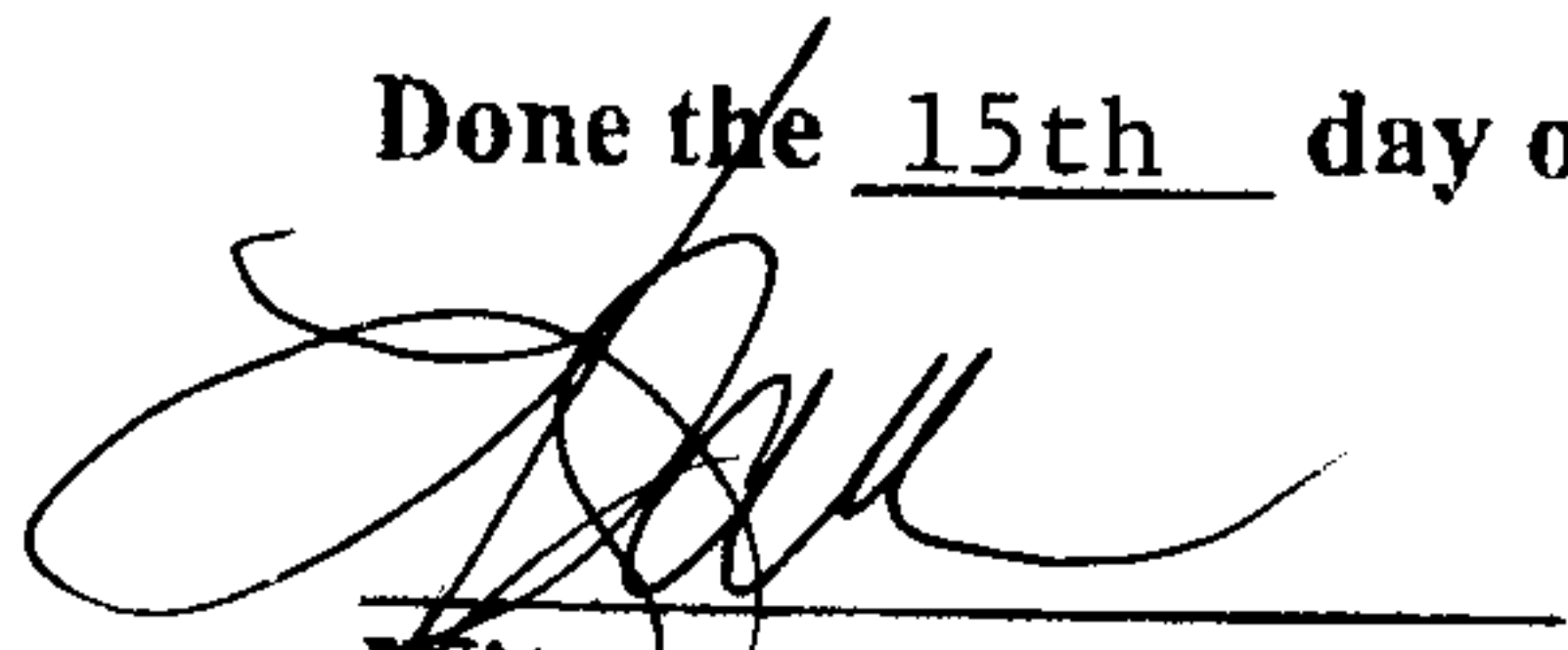
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Town Clerk
Town of Vincent
25 Florey Street
Vincent, Alabama 35178

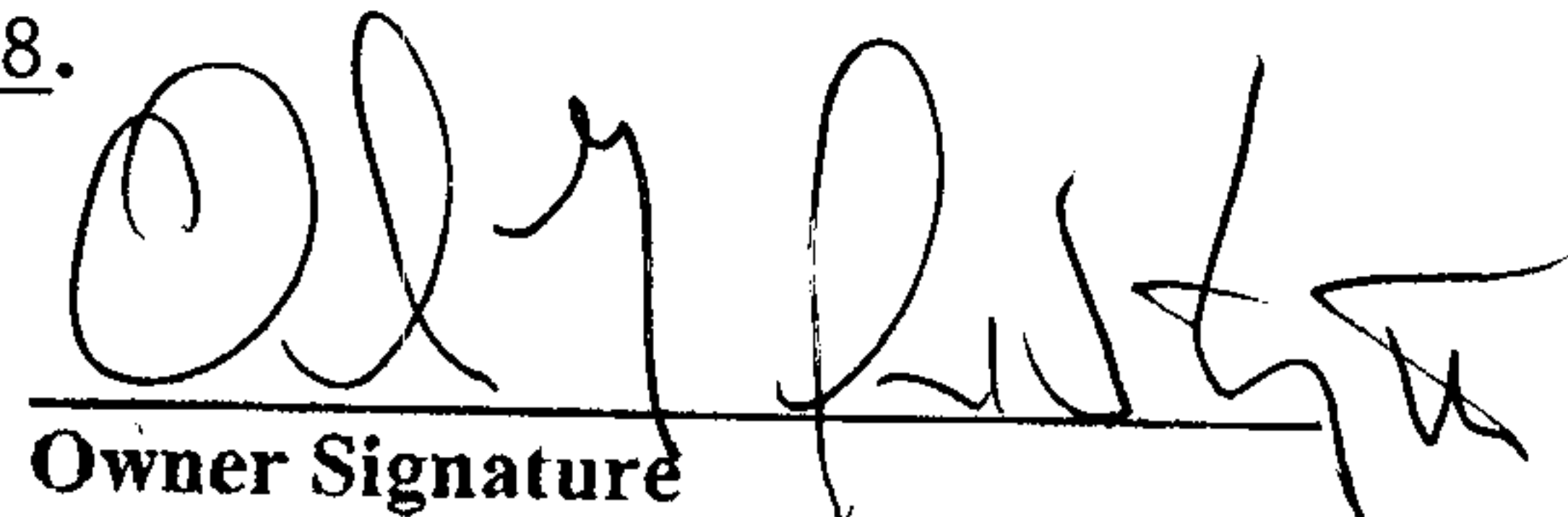
Petition for Annexation

The undersigned owner(s) of the property which is described in the attached "Exhibit A" and which either is contiguous to the corporate limits of the Town of Vincent, or is a part of a group of properties which together are contiguous to the corporate limits of Vincent, do hereby petition the Town of Vincent to annex said property into the corporate limits of the municipality.

Done the 15th day of July, 20 08.



Witness



Owner Signature

Olin G. Pinkston, III
Print Name

9733 Lichfield Drive, Pike Road, AL 36064
Mailing Address

Property Address (if different)

334-279-0117
Telephone Number

Witness

Owner Signature


Print Name

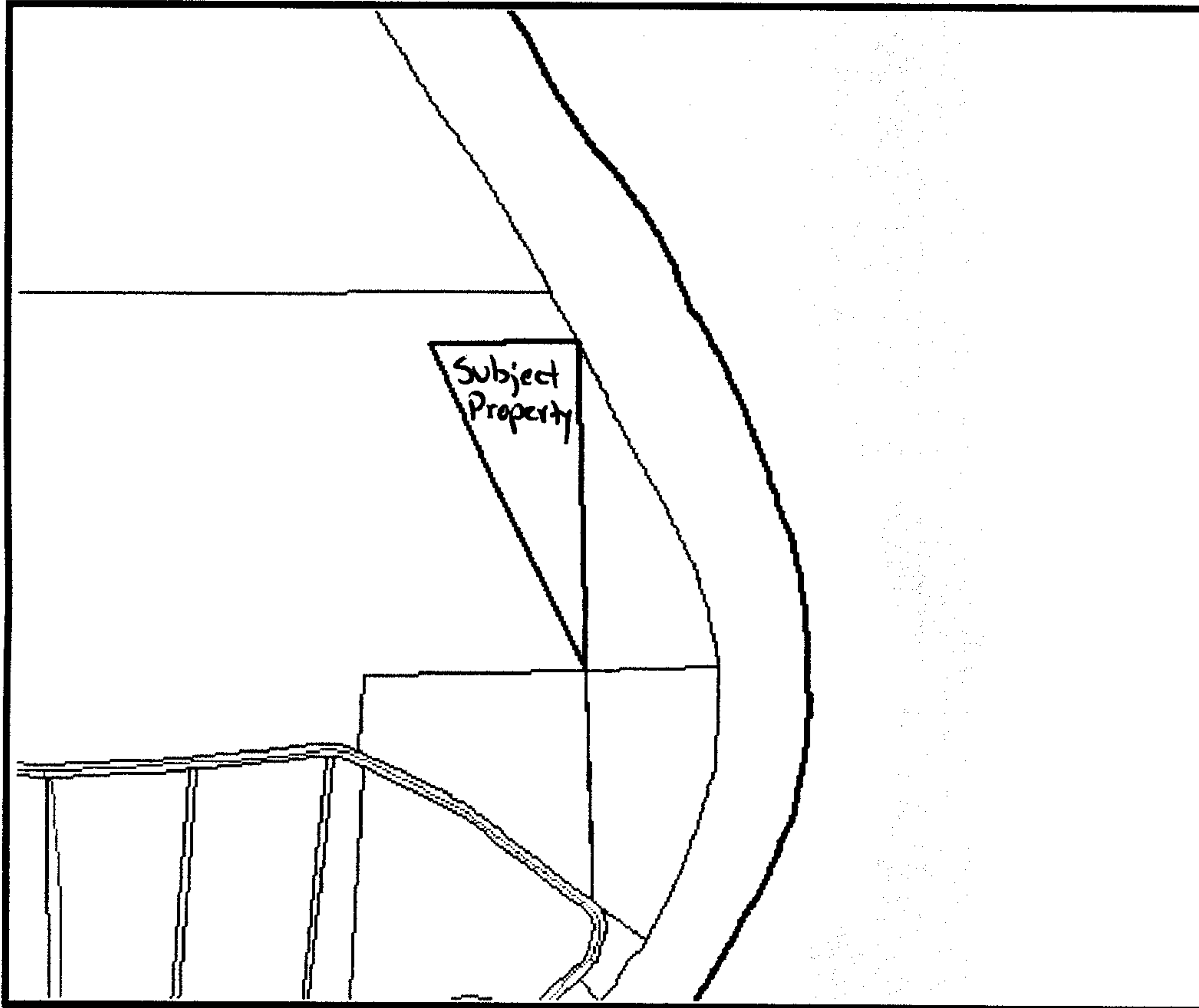
Mailing Address

Property Address (if different)

Telephone Number

(All owners listed on the deed must sign)


20080821000337670 8/21 \$71.00
Shelby Cnty Judge of Probate, AL
08/21/2008 02:47:03PM FILED/CERT

Property Information - 06 9 29 0 000 001.021**Owner Information**

Name 1	Name2	Address 1	Address 2	City	State	Zip Code
HIGGINS RODNEY L JR		713 OLD CAHABA DRIVE		HELENA	AL	35080
Subdivision	Primary Lot	Secondary Lot	Block	Section	Township	Range
				29	19S	03E
Map Book	Map Page	Lot Dimension 1	Lot Dimension 2	Number of Acres	Square Feet	
0	0	0	0	6.2300000000000004	271378.79999999999	

Description

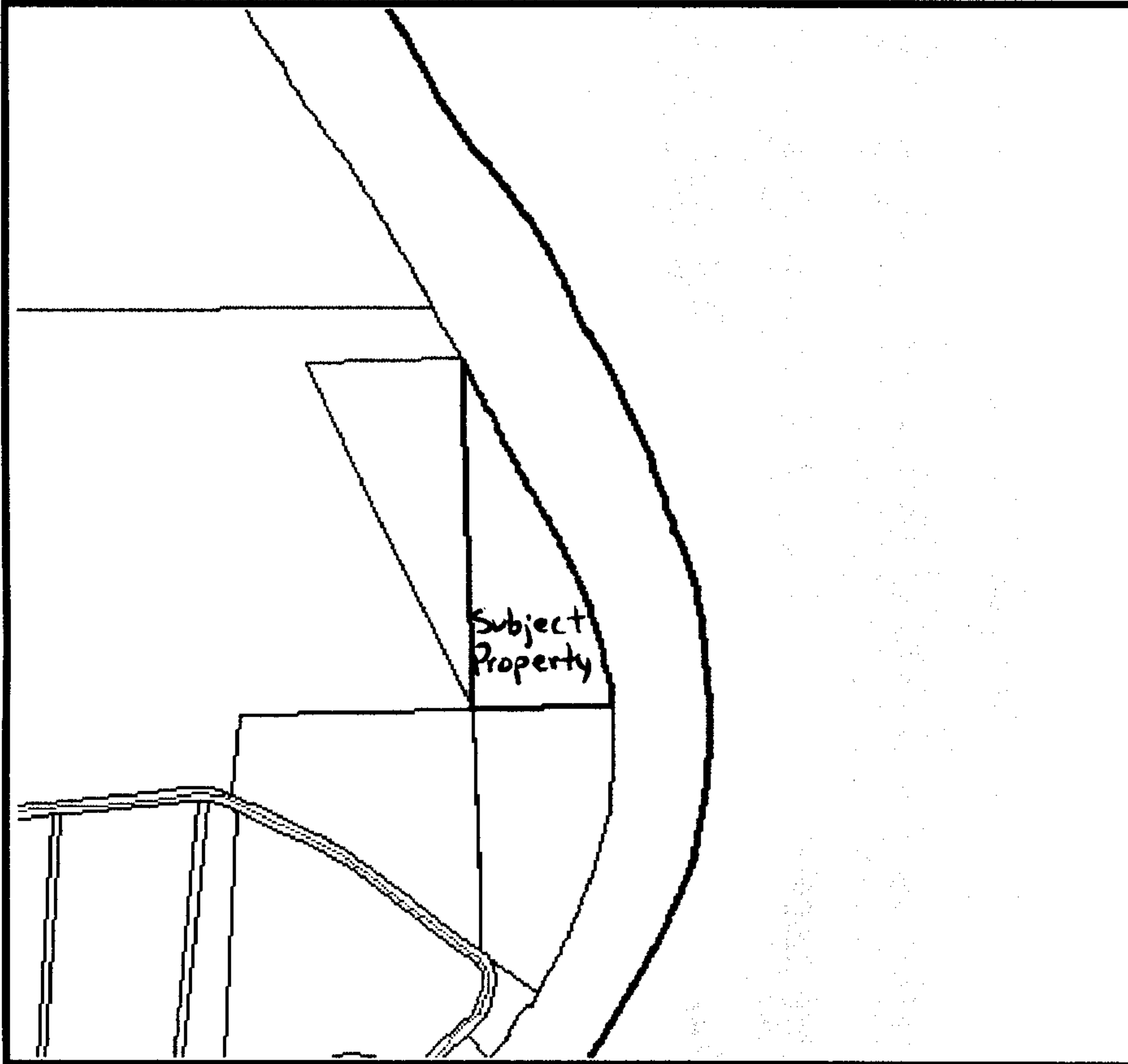
COM INT CONC MONU ON BANK OF COOSA RIVER AND W LN OF SEC NE5713.38 TO POB NW1 207 E487.3 S TO POB

Document Information

Recorded Date	Recorded Number
20060831	20060912000451400



20080821000337670 9/21 \$71.00
Shelby Cnty Judge of Probate, AL
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Property Information - 06 8 28 0 000 001.000**Owner Information**

Name 1	Name2	Address 1	Address 2	City	State	Zip Code
HIGGINS RODNEY L JR		713 OLD CAHABA DRIVE		HELENA	AL	35080
Subdivision	Primary Lot	Secondary Lot	Block	Section	Township	Range
			000	28	19S	03E
Map Book	Map Page	Lot Dimension 1	Lot Dimension 2	Number of Acres	Square Feet	
0	0	0	0	7.0999999999999996	309276	

Description

NW1/4 NW1/4 W OF COOSA RIVER.

Document Information

Recorded Date	Recorded Number
20060831	20060912000451400
19980604	19980002122800000



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Shelby Cnty Judge of Probate,AL
08/21/2008 02:47:03PM FILED/CERT

STATE OF ALABAMA

§

WARRANTY DEED

SHELBY COUNTY

§

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred and No/100 (\$100.00) Dollars and other valuable considerations to the undersigned **GRANTOR** in hand by the **GRANTEE** herein, the receipt whereof is hereby acknowledged, I, **Rodney L. Higgins, Jr.**, a single man, (herein referred to as **GRANTOR**), do hereby **GRANT, BARGAIN, SELL** and **CONVEY** unto **Olin G. Pinkston, III** (herein referred to as **GRANTEE**), his heirs and assigns, the following described real Estate, situated in the County of Shelby and the State of Alabama, to-wit:

Commence at the point of intersection of the West line of Section 29, Township 19 South, Range 3 East, Shelby County, Alabama, and the bank of the Coosa River; thence North 69 degrees 00 minutes 29 seconds East 5713.38 feet to the point of beginning; thence North 24 degrees 20 minutes 28 seconds West 799.83 feet; thence North 24 degrees 20 minutes 28 seconds West 407.17 feet; thence North 88 degrees 18 minutes 53 seconds East 487.30 feet to the bank of the Coosa River; thence along said bank for the following calls:
South 30 degrees 18 minutes 25 seconds East 489.65 feet;
South 25 degrees 21 minutes 21 seconds East 493.94 feet;
South 09 degrees 34 minutes 03 seconds East 233.85 feet;
thence leaving said bank South 88 degrees 18 minutes 24 seconds West 464.14 feet to the point of beginning. Containing 13.34 acres, more or less.

Together with a non-exclusive 30-foot easement for ingress, egress and utilities the centerline of which is described as follows:

Commence at the point of intersection of the West line of Section 29, Township 19 South, Range 3 East, Shelby County, Alabama, and the bank of the Coosa River; thence North 69 degrees 00 minutes 29 seconds East 5713.38 feet; thence North 24 degrees 20 minutes 28 seconds West 799.83 feet to the point of beginning; thence South 81 degrees 06 minutes 37 seconds West 44.49 feet; thence North 66 degrees 22 minutes 44 seconds West 148.23 feet; thence North 29 degrees 40 minutes 39 seconds West 790.28 feet; thence North 35 degrees 18 minutes 08 seconds West 235.94 feet; thence North 40 degrees 17 minutes 22 seconds West 290.14 feet; thence North 29 degrees 54 minutes 16 seconds West 933.57 feet; thence along the following calls:

North 29 degrees 54 minutes 16 seconds West 20.00 feet;
South 67 degrees 28 minutes 44 seconds West 120.66 feet;
North 84 degrees 52 minute 43 seconds West 117.82 feet;
South 76 degrees 36 minutes 47 seconds West 144.74 feet;
South 28 degrees 51 minutes 54 seconds West 49.88 feet;
South 10 degrees 19 minutes 34 seconds East 145.51 feet;
South 23 degrees 45 minutes 28 seconds West 289.42 feet;
South 21 degrees 48 minutes 20 seconds West 184.85 feet;
South 15 degrees 18 minutes 42 seconds West 232.66 feet;

(Execution and acknowledgment start on the next page)

South 09 degrees 07 minutes 04 seconds West 184.54 feet;
South 80 degrees 48 minutes 56 seconds West 401.82 feet to the
East right of way of County Road 62; said easement is 15-left and
15-feet right of the above described centerline for a total of 30
feet.

This conveyance is subject to all easements, restrictions and rights
of, way of record affecting the above-described property.

TO HAVE AND TO HOLD, the aforegranted premises to said
GRANTEE, his heir and assigns, **FOREVER**.

And **GRANTOR** does covenant with the said **GRANTEE**, his heirs and
assigns, that he is lawfully seized in fee simple of the
aforementioned premises; that they are free from all encumbrances,
except as hereinabove provided; that he has a good right to sell and
convey the same to the said **GRANTEE**, his heirs and assigns, and that
GRANTOR will **WARRANT AND DEFEND** the premises to the said **GRANTEE**,
his heirs and assigns forever, against the lawful claims and demands
of all persons except as hereinabove provided.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this
9th day of May, 2008.

Rodney L. Higgins, Jr. (L.S.)
Rodney L. Higgins, Jr.

STATE OF ALABAMA §

COUNTY OF MONTGOMERY §

I, the undersigned authority, a Notary Public in and for said
State At Large, hereby certify that Rodney L. Higgins, Jr. whose
name is signed to the foregoing conveyance and who is known to me,
acknowledged before me on this date that, being informed of the
contents of the conveyance, he executed the same voluntarily and
with full authority on the date the same bears date.

GIVEN under my hand and seal this 9th day of May,
2008.

(SEAL)

NOTARY PUBLIC

Shelby County, AL 05/12/2008
State of Alabama

Deed Tax: \$409.00

My Commission Expires: 7/24/10

PREPARED BY:
GREGORY A. CARR, SR.
P.O. BOX 4807
MONTGOMERY, AL 36103-4807

Town Clerk
Town of Vincent
25 Florey Street
Vincent, Alabama 35178

Petition for Annexation

The undersigned owner(s) of the property which is described in the attached "Exhibit A" and which either is contiguous to the corporate limits of the Town of Vincent, or is a part of a group of properties which together are contiguous to the corporate limits of Vincent, do hereby petition the Town of Vincent to annex said property into the corporate limits of the municipality.

Done the 15th day of July, 20 08


Witness

Thomaston Plantation, L.L.C.

By: 

Owner Signature Its Manager
Thomaston Plantation, L.L.C.

By: H. Frank Thomas, III

Print Name Its Manager

1420 I-85 Parkway, Montgomery, AL 36106
Mailing Address

Property Address (if different)

334-271-1236

Telephone Number


Witness


Owner Signature

H. Frank Thomas, III

Print Name


1420 I-85 Parkway, Montgomery, AL 36106
Mailing Address

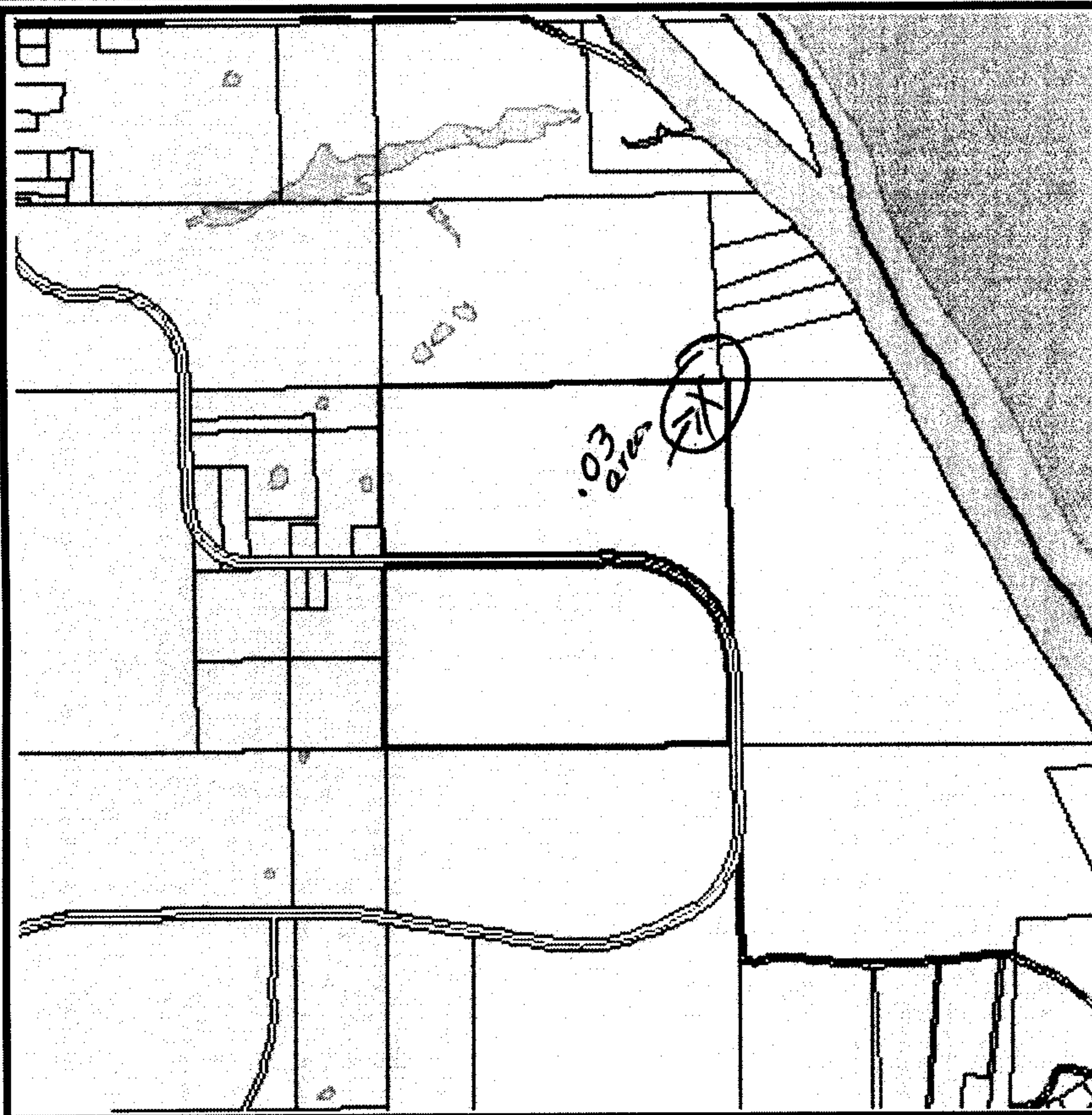
Property Address (if different)

334-271-1236

Telephone Number

(All owners listed on the deed must sign)


20080821000337670 13/21 \$71.00
Shelby Cnty Judge of Probate, AL
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Property Information - 06 4 20 0 000 009.000**Owner Information**

Name 1	Name2	Address 1	Address 2	City	State	Zip Code
BARTLETT SHERRY D		1129 3RD TERRACE CIRCLE		PLEASANT AL GROVE	AL	35127
Subdivision	Primary Lot	Secondary Lot	Block	Section	Township	Range
			000	20	19S	03E
Map Book	Map Page	Lot Dimension 1	Lot Dimension 2	Number of Acres	Square Feet	
0	0	0	0	153	6664680	

Description

SW1/4 SEC 20 T19S R3E LESS RD R/W

Document Information

Recorded Date	Recorded Number
20040831	20040910000505890



20080821000337670 14/21 \$71.00
Shelby Cnty Judge of Probate, AL
08/21/2008 02:47:03PM FILED/CERT

STATE OF ALABAMA §

WARRANTY DEED

SHELBY COUNTY §

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Thousand (\$1000.00) Dollars and other valuable considerations to the undersigned **GRANTORS** in hand by the **GRANTEE** herein, the receipt whereof is hereby acknowledged we, **Ed Bartlett** and **Sherry D. Bartlett**, individually and as husband and wife, (herein referred to as **GRANTORS**) do hereby **GRANT, BARGAIN, SELL** and **CONVEY** unto **H. Frank Thomas III** (herein referred to as **GRANTEE**), his heirs and assigns, the following described Real Property located in Shelby County, Alabama, to-wit:

A parcel of land situated in the Southwest one-quarter of Section 20, Township 19 South, Range 3 East, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northeast corner of said quarter section at a found 52 inch oak tree; thence run in a Westerly direction along the North line of said quarter section for a distance of 247.05 feet to a found 1/2" solid pipe; thence run an interior angle to the right of 89 degrees 36 minutes 38 seconds and leaving said quarter line run in a Southerly direction for a distance of 5.00 feet; thence turn an interior angle to the right of 90 degrees 23 minutes 22 seconds and run in an Easterly direction for a distance of 346.90 feet to a point on the East line of said quarter section; thence turn an interior angle to the right of 90 degrees 27 minutes 20 seconds and run in a Northerly direction along said East line for a distance of 5.00 feet to the POINT OF BEGINNING. Said parcel contains 1,235 square feet or 0.03 acres, more or less.


This conveyance is subject to all easements, restrictions and rights of way of record affecting the above-described property.

TO HAVE AND TO HOLD, the aforegranted premises to said **GRANTEE**, his heirs and assigns, **FOREVER**.

And **GRANTORS** covenant with the said **GRANTEE**, his heirs and assigns, that they are lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the said **GRANTEE**, his heirs and assigns, and that **GRANTORS** will **WARRANT AND DEFEND** the premises to the said **GRANTEE**, his heirs and assigns forever, against the lawful claims and demands of all persons except as hereinabove provided.

{Execution and acknowledgment start on the next page}

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 16 day of May, 2008.


ED BARTLETT (L.S.)


SHERRY D. BARTLETT (L.S.)

STATE OF ALABAMA §

SHELBY COUNTY §

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **Ed Bartlett** and **Sherry D. Bartlett** whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same

20080612000239900 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
06/12/2008 12:09:32PM FILED/CERT

voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 16 day of May,
2008.

(SEAL)

Charmaine King
NOTARY PUBLIC

My Commission Expires: **My Commission Expires February 5, 2012**

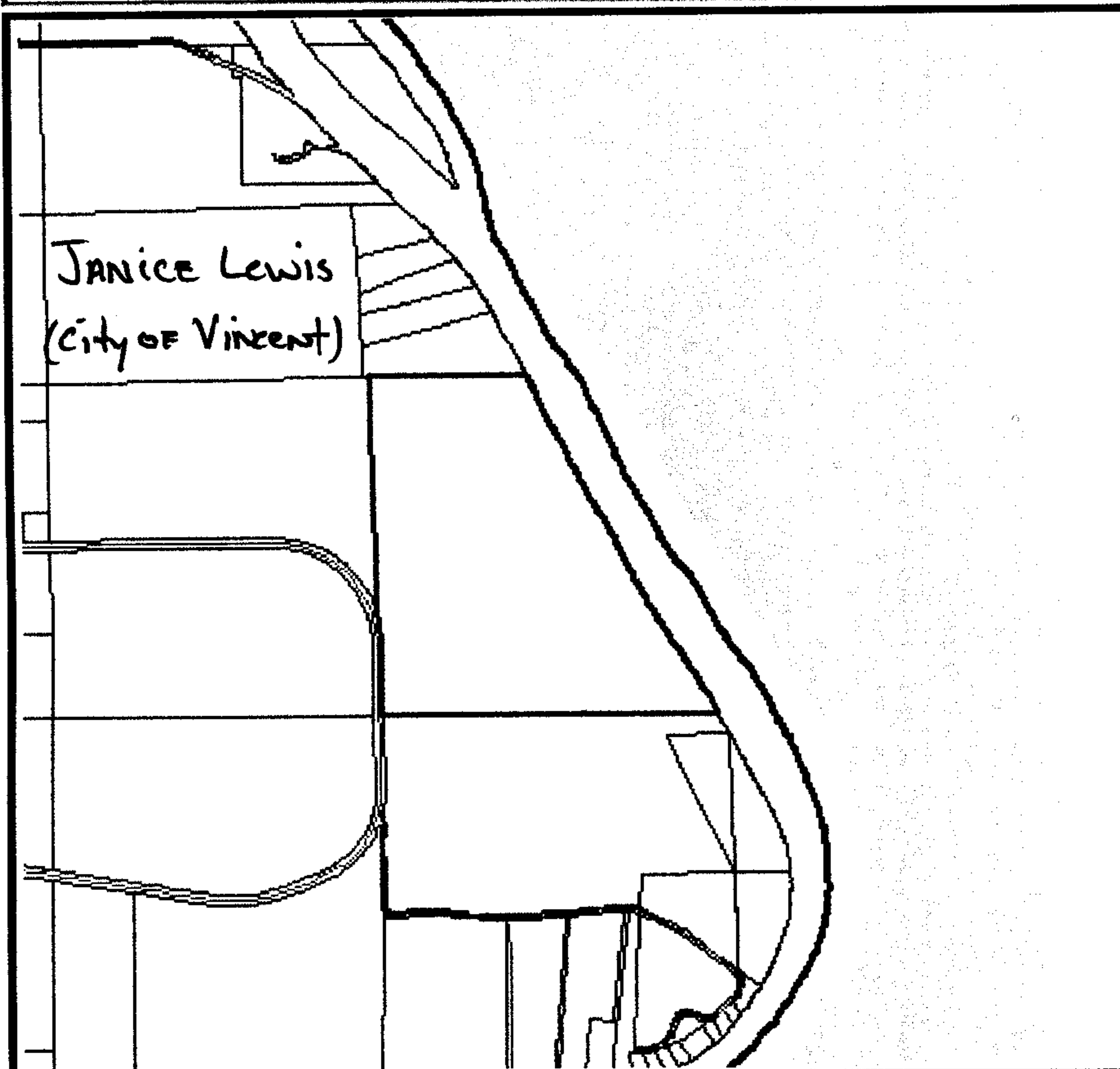
PREPARED BY:
GREGORY A. CARR, SR.
P.O. BOX 4807
MONTGOMERY, AL 36103-4807
(334) 269-5900

Shelby County, AL 06/12/2008
State of Alabama

Deed Tax: \$1.00

20080821000337670 16/21 \$71.00
Shelby Cnty Judge of Probate, AL
08/21/2008 02:47:03PM FILED/CERT

Property Information - 06 4 20 0 000 008.000



Owner Information

Name 1	Name2	Address 1	Address 2	City	State	Zip Code
MCGRW JOHN O & GRACE O & MCGRW	LALLOUSE & MCGRW FRED & PATRICIA	C/O JOHN O MCGRW	4351 LAKESHORE COVE	BIRMINGHAM	AL	35242
Subdivision	Primary Lot	Secondary Lot	Block	Section	Township	Range
			000	20	19S	03E
Map Book	Map Page	Lot Dimension 1	Lot Dimension 2	Number of Acres	Square Feet	
0	0	0	0	115	5009400	

Description

SE1/4 LYING W OF COOSA RIVER; LESS RD ROW.

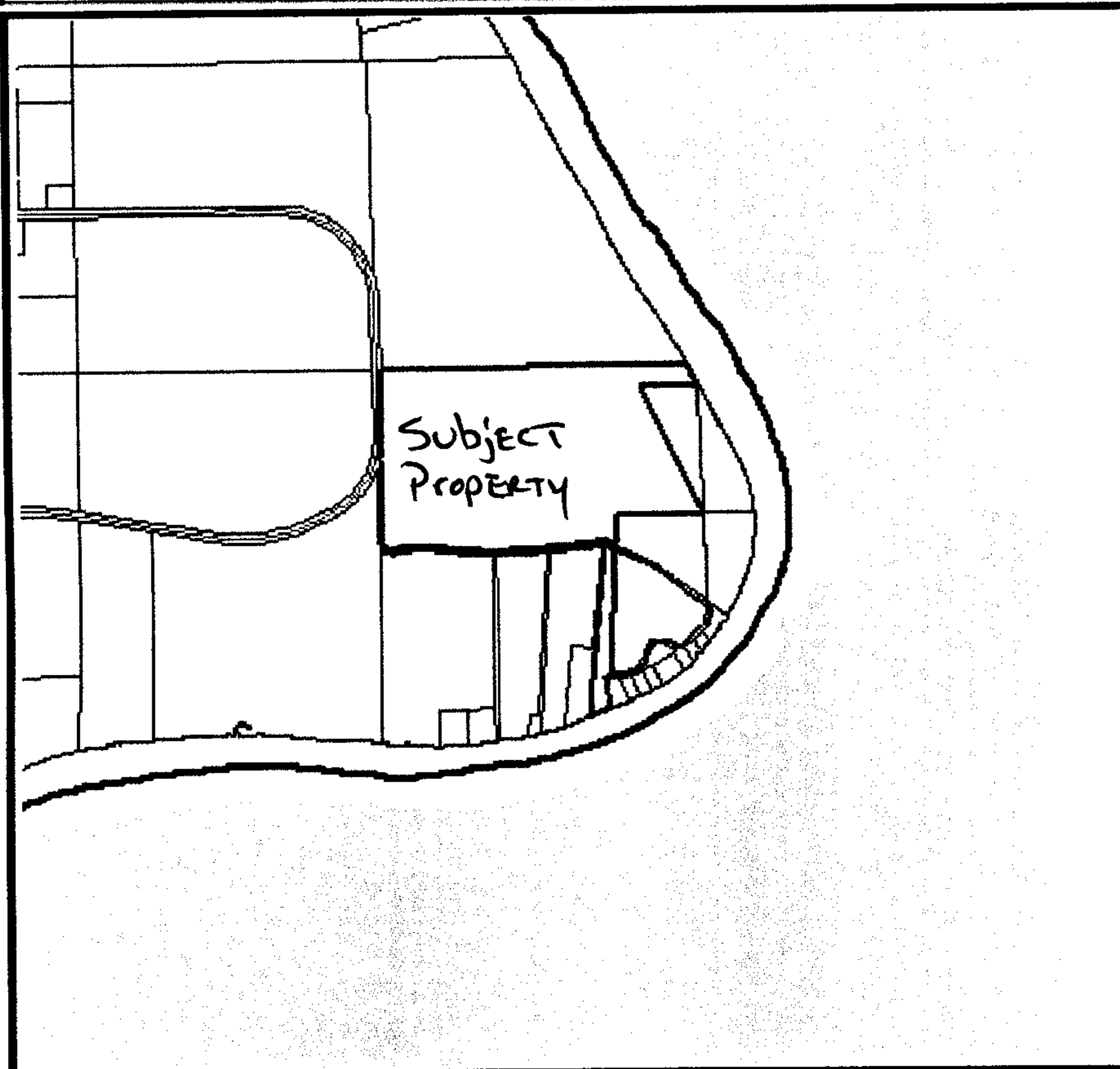
Document Information

Recorded Date	Recorded Number
19980604	19980002122800000



20080821000337670 17/21 \$71.00
Shelby Cnty Judge of Probate, AL
08/21/2008 02:47:03PM FILED/CERT

Property Information - 06 9 29 0 000 001.000



Owner Information

Name 1	Name2	Address 1	Address 2	City	State	Zip Code
MCGRAW JOHN O & GRACE O & MCGRAW	LALLOUISE & MCGRAW FRED A & PATRICIA	C/O JOHN O MCGRAW	4351 LAKESHORE COVE	BIRMINGHAM	AL	35242

Subdivision	Primary Lot	Secondary Lot	Block	Section	Township	Range
			000	29	19S	03E
Map Book	Map Page	Lot Dimension 1	Lot Dimension 2	Number of Acres	Square Feet	
0	0	0	0	90	3920400	

Description

COM NE COR SEC 29 W2730(S) TO UNNAMED CO RD S ALG RD 1620(S) TO S ROW
GLAZE FERRY RD ELY ALG RD 1880(S) SW1440(S) TO WATER LINE ELY ALG
WATER LINE 1 60(S) N1670(S) E TO E LN SEC 29 NW1207 E TO E LN N TO POB

Document Information

Recorded Date	Recorded Number
19980604	19980002122800000



20080821000337670 18/21 \$71.00
Shelby Cnty Judge of Probate,AL
08/21/2008 02:47:03PM FILED/CERT

STATE OF ALABAMA

§

WARRANTY DEED

COUNTY OF SHELBY

§

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred and No/100 Dollars (\$100.00) and other valuable considerations to the undersigned **GRANTORS** in hand by the **GRANTEE** herein, the receipt whereof is hereby acknowledged, we, **John O. McGraw** and **Grace O. McGraw**, husband and wife, **Fred A. McGraw** and **Patricia M. McGraw**, husband and wife, **James C. McGraw**, a single man, and **Richard T. McGraw**, a single man, and **John O. McGraw** and **James C. McGraw**, Co-Executors of the Estate of **Lallouise McGraw**, deceased, (herein referred to as **GRANTORS**) do hereby **GRANT, BARGAIN, SELL** and **CONVEY** unto **Thomaston Plantation, L.L.C.**, an Alabama Limited Liability Company (herein referred to as **GRANTEE**) the following described Real Estate, situated in the County of Shelby and the State of Alabama:

All of Fraction "H" and all of Fraction "G", in Section 20, Township 19 South, Range 3 East, being the SE 1/4 of said Section lying West of the Coosa River; Fraction "C", being the NW 1/4 of NE 1/4, Section 29, Township 19 South Range 3 East; A portion of Fraction "E", being the SE 1/4 of NE 1/4, Section 29, Township 19 South Range 3 East; All of Fraction "F", being the SW 1/4 of NE 1/4 and NW 1/4 of SE 1/4 of Section 29, Township 19 South, Range 3 East; and Fraction "D", being the NE 1/4 of NE 1/4 of Section 29, Township 19 South, Range 3 East.

LESS AND EXCEPT that portion located in Section 20, Township 19 South, Range 3 East, previously conveyed to Jack Cooper and wife, Barbara Cooper, as shown by deed recorded in Deed Book 316, Page 690, and corrective deed recorded in Deed Book 329, Page 341, in Probate Office.

LESS AND EXCEPT that portion located in Section 29, Township 19 South, Range 3 East, previously conveyed to Ben W. Hooks and wife, Jackie L. Hooks as shown by deed recorded in Deed Book 316, Page 688, in Probate Office.

LESS AND EXCEPT that portion previously conveyed to G.L. Macon and Lucille Macon, as shown by deed recorded in Deed Book 353, Page 608, in Probate Office.

LESS AND EXCEPT that portion previously conveyed to Rodney L. Higgins as shown by deed recorded in Instrument #20060912000451400, in Probate Office.

This conveyance is subject to all easements, restrictions and rights of way of record affecting the above-described property.

The mailing address of the GRANTEE is 1420 I-85 Parkway, Montgomery, AL 36106.

-Page One-

TO HAVE AND TO HOLD, the aforegranted premises to said **GRANTEE**, its successors and assigns, **FOREVER**.

And **GRANTORS** do, for themselves and for their heirs, covenant with the said **GRANTEE**, its successors and assigns, that they are lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the said **GRANTEE**, its successors and assigns, and that **GRANTORS** and their heirs will **WARRANT AND DEFEND** the premises to the said **GRANTEE**, its successors and assigns forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 5th day of May, 2008.

John O. McGraw (L.S.)

X Grace O. McGraw (L.S.)

Fred A. McGraw (L.S.)

Patricia M. McGraw (L.S.)

James C. McGraw (L.S.)

Richard T. McGraw (L.S.)

Estate of Lallouise McGraw

By: John O. McGraw-Executor (L.S.)

By: James C. McGraw-Executor (L.S.)

STATE OF ALABAMA §

SHELBY COUNTY §

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Grace O. McGraw** whose name 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 this conveyance, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 2 day of May, 2008.

(SEAL)

X Deborah M. McMillan
NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Mar 26, 2010
BONDED THRU NOTARY PUBLIC UNDERWRITERS

20080821000337670 20/21 \$71.00
Shelby Cnty Judge of Probate, AL
08/21/2008 02:47:03PM FILED/CERT

20080507000186960 2/3 \$163.00
Shelby Cnty Judge of Probate, AL
05/07/2008 09:41:43AM FILED/CERT

STATE OF ALABAMA §

MONTGOMERY COUNTY §

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **John O. McGraw, Fred A. McGraw, Patricia M. McGraw, James C. McGraw** and **Richard T. McGraw** whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 5th day of May, 2008.

(SEAL)

My Commission Expires:

NOTARY PUBLIC

GREGORY ALLAN CARR
Notary Public, State of Alabama At Large
My commission expires July 24, 2010

STATE OF ALABAMA §

MONTGOMERY COUNTY §

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **John O. McGraw and James C. McGraw** whose names as **Co-Executors of the Estate of Lallouise McGraw, deceased**, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they, in their capacity as **Co-Executors of the Estate of Lallouise McGraw, deceased**, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 5th day of May, 2008.

(SEAL)

GREGORY ALLAN CARR
Notary Public, State of Alabama At Large
My commission expires July 24, 2010

NOTARY PUBLIC

PREPARED BY:
GREGORY A. CARR, SR.
P.O. BOX 4807
MONTGOMERY, AL 36103-4807
(334) 269-5900

20080507000186960 3/3 \$163.00
Shelby Cnty Judge of Probate, AL
05/07/2008 09:41:43AM FILED/CERT

Shelby County, AL 05/07/2008
State of Alabama

Deed Tax: \$139.00

-Page Three-

20080821000337670 21/21 \$71.00
Shelby Cnty Judge of Probate, AL
08/21/2008 02:47:03PM FILED/CERT