


Prepared By:  
John R. Holliman, Esq.  
2491 Pelham Parkway  
Pelham, Alabama 35124

Send Tax Notice to:

Pelham Hwy 52 LLC  
14 South Main Street  
Second Floor  
Greenville, SC 29601

  
20081002000391180 1/4 \$31.00  
Shelby Cnty Judge of Probate, AL  
10/02/2008 03:35:30PM FILED/CERT

STATE OF ALABAMA

ESTATE WARRANTY DEED

Shelby County, AL 10/02/2008  
State of Alabama

Deed Tax: \$10.00

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Thousand Dollars and 00/100 other good and valuable considerations and the sum of to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Sharon Denise Hill, Jeffrey R. Logan both individually, both married persons but the property herein conveyed does not constitute the grantors nor their spouses and Sharon Denise Hill and Jeffrey R. Logan in their capacities as co-personal representatives of the Estate of Theo V. Overton, deceased, Case No. PR-05-000140, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto PELHAM HWY 52, LLC (hereinafter referred to as GRANTEE), the following described real estate situated in the County of and State of Alabama, to-wit:

**See attached Exhibit A for legal description which is hereby incorporated by reference as though fully set out herein.**

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of County, Alabama.

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTOR does for itself and its successors and assigns covenants with the said GRANTEE, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession

thereof; that it has a good right to sell and convey the same as  
aforesaid; that it will and its successors and assigns shall,  
warrant and defend the same to the said GRANTEE, their heirs and  
assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set its  
signatures on this the 2ND day of OCTOBER, .

The Estate of Theo V. Overton,  
deceased, Case No. PR-05-000140

Sharon Denise Hill  
Sharon Denise Hill, Personal  
Representative

Jeffery R. Logan  
Jeffery R. Logan, Personal  
Representative

Sharon Denise Hill  
Sharon Denise Hill, individually

Jeffery R. Logan  
Jeffery R. Logan, individually

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county  
in said state, hereby certify that Jeffrey R. Logan and Sharon  
Denise Hill in their capacity as co-personal representatives of  
the Estate of Theo V. Overton, deceased, Case No. PR-05-000140,  
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 the conveyance, they as such duly  
authorized personal representatives executed the same voluntarily  
for and as the act of said estate.

Given under my hand and official seal this the 2ND day of  
OCTOBER, .

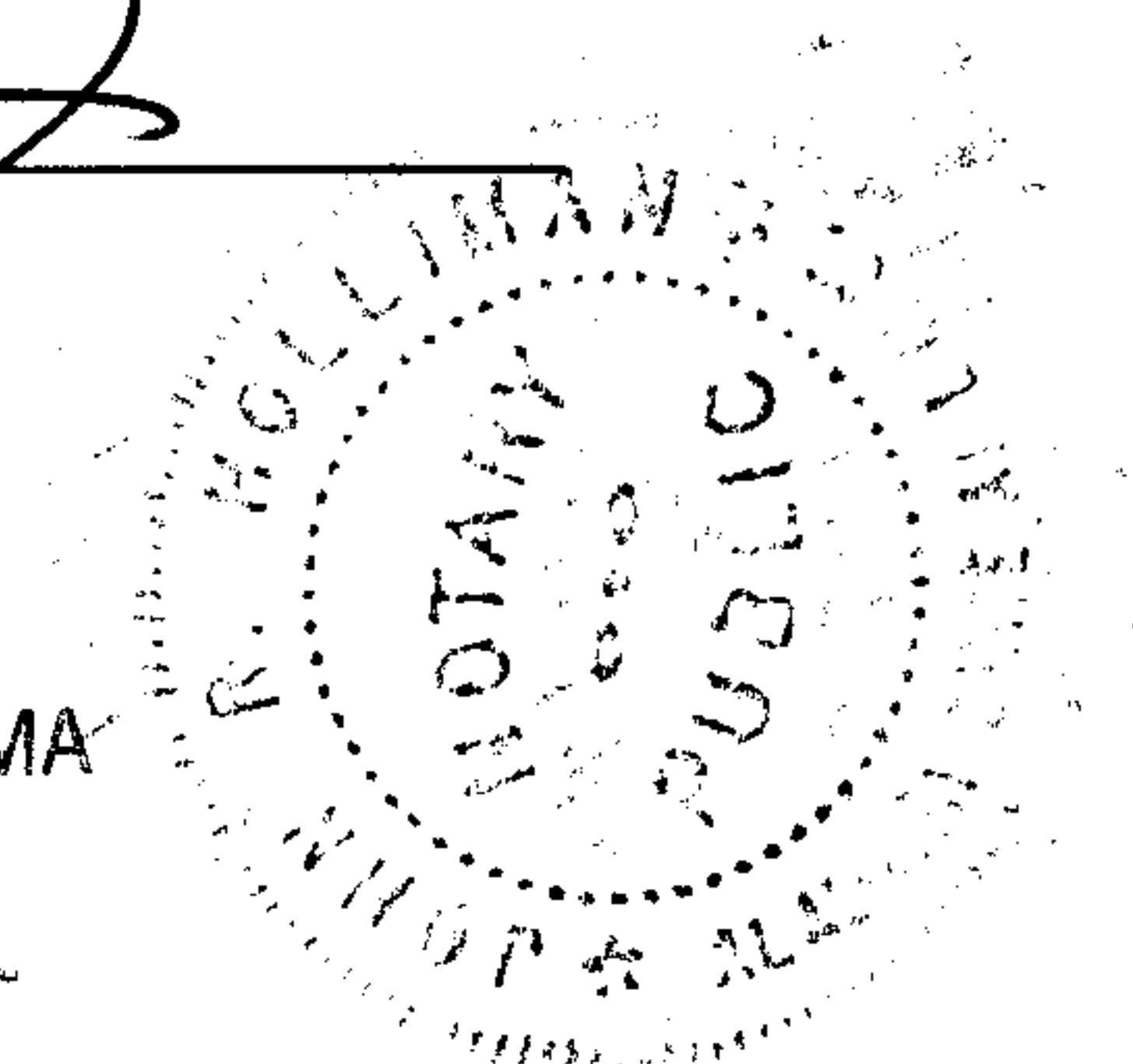
[Signature]  
Notary Public

My Commission Expires:

08.29.10

JOHN R. HOLLIMAN  
NOTARY PUBLIC - ALABAMA  
My Commission Expires

8.29.10





STATE OF ALABAMA

COUNTY OF SHELBY

20081002000391180 3/4 \$31.00  
Shelby Cnty Judge of Probate, AL  
10/02/2008 03:35:30PM FILED/CERT

I, the undersigned, a notary public in and for said county in said state, hereby certify that Jeffrey R. Logan and Sharon Denise Hill 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 the conveyance, they executed the same voluntarily.

Given under my hand and official seal this the 2ND day of OCTOBER, . .

Notary Public


My Commission Expires:

08.29.10

JOHN R. HOLLIMAN  
NOTARY PUBLIC - ALABAMA  
My Commission Expires  
8.29.10



Exhibit A

  
20081002000391180 4/4 \$31.00  
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A portion of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 19, Township 20 South, Range 2 West, being more particularly described as follows:

Begin at the Northeast corner of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 19, Township 20 South, Range 2 West and run Southerly along the side of said quarter-quarter section for a distance of 751.00 feet; thence turn an angle of 90 degrees, 07 minutes, 41 seconds to the right and run Westerly for a distance of 605.2 feet; thence turn an angle of 90 degrees, 01 minutes to the left and run Southerly for a distance of 1447.3 feet to the North right-of-way of Shelby County Road #52; thence turn an angle of 53 degrees, 17 minutes, to the left and run 170.81 feet to a point on the North right-of-way of said road; thence turn an angle of 8 degrees, 26 minutes, to the left and run 127.28 feet to a point; thence 97 degrees, 58 minutes, 48 seconds left, Northeasterly 38.85 feet to the Northeasterly right-of-way line of Highway No. 52 and the point of beginning; thence continue along last described course 199.82 feet; thence 93 degrees, 59 minutes, 37 seconds right, Southeasterly 266.78 feet; thence 63 degrees, 30 minutes, 19 seconds right, Southerly 166.57 feet to the intersection with said right-of-way line; thence 104 degrees, 27 minutes, 50 seconds right, Northwesterly 78.40 feet along said right-of-way line; thence 5 degrees, 48 minutes, 02 seconds right, Northwesterly 189.19 feet along said right-of-way line; thence 13 degrees, 49 minutes, 21 seconds left, Northwesterly 47.20 feet along said right-of-way line; thence 28 degrees, 51 minutes, 56 seconds right, Northwesterly 18.29 feet along said right-of-way line to the point of beginning.