

20081003000393330 1/3 \$329.50
Shelby Cnty Judge of Probate AL
10/03/2008 03:34:26PM FILED/CERT

This instrument was prepared by:
(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: Charles S. Lichtman
name
395 Smyer Lake Road
address
Leeds, AL 35094

WARRANTY DEED-

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE MILLION ONE HUNDRED TWELVE THOUSAND FIVE HUNDRED AND NO/100-----
-----DOLLARS (\$1,112,500.00)
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, W.J. Cornay III and wife, Elizabeth H. Cornay

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Charles S. Lichtman

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

See Legal Description on Attached " Exhibit A."

Minerals and Mining Rights Excepted.

Subject to taxes for 2008.

Subject to Items on Attached Exhibit "B".

\$ 800000.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES,
their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our)
heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against
the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal (s), this 30th
day of September, 2008

_____(Seal)
_____(Seal)
_____(Seal)

W.J. Cornay III (Seal)
Elizabeth H. Cornay (Seal)
_____(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for the said County, in said State, hereby certify that
W.J. Cornay III and wife, Elizabeth H. Cornay
whose name(s) 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
on the day the same bears date.
Given under my hands and official seal this 30th day of September A.D., 2008

Larry L. Halcomb Notary Public

My Commission Expires January 23, 2010

EXHIBIT "A" - LEGAL DESCRIPTION

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A tract of land situated in Section 24, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwestern corner of Lot 5, according to the Survey of Mountain View Lake Company First Sector, a map which is recorded in Map Book 3, Page 135 in the Office of the Judge of Probate, Shelby County, Alabama, thence looking northeasterly along the northwesterly line of said Lot 5, turn an angle to the left of 124° 16' 42" and run in a northwesterly direction for a distance of 35.27 feet to the point of beginning of land herein described, thence turn an angle to the right of 132° 53' 57" and run in an easterly direction for a distance of 115.62 feet; thence turn an angle to the left of 31° 07' 00" and run in a northeasterly direction of 153.60 feet; thence turn an angle to the right of 23° 36' 30" and run in a northeasterly direction for a distance of 240.24 feet; thence turn an angle to the right of 97° 19' 00" and run in a Southeasterly direction for a distance of 245.98 feet; thence turn an angle to the left of 75° 02' 00" and run in a southeasterly direction for a distance of 108.93 feet; thence turn an angle to the left of 94° 33' 20" and run in a northeasterly direction for a distance of 287.26 feet; thence turn an angle to the left of 14° 23' 55" and run in a northwesterly direction for a distance of 162.72 feet; thence turn an angle to the right of 36° 01' 46" and run in a northeasterly direction for a distance of 133.61 feet; thence turn an angle to the right of 29° 39' 58" and run in a northeasterly direction for a distance of 101.74 feet; thence turn an angle to the right of 39° 15' 49" and run in a southeasterly direction for a distance of 173.55 feet; thence turn an angle to the right of 32° 22' 57" and run in a southeasterly direction for a distance of 157.73 feet; thence turn an angle to the left of 10° 24' 56" and run in a southeasterly direction for a distance of 117.08 feet; thence turn an angle to the left of 90° 18' 44" and run in a northeasterly direction for a distance of 139.44 feet; thence turn an angle to the left of 02° 01' 06" and run in a northeasterly direction for a distance of 90.07 feet; thence turn an angle to the right of 32° 06' 20" and run in a northeasterly direction for a distance of 117.05 feet; thence turn an angle to the left of 92° 11' 49" and run in a northwesterly direction for a distance of 99.33 feet; thence turn an angle to the left of 33° 22' 47" and run in a northwesterly direction for a distance of 56.80 feet; thence turn an angle to the right of 55° 18' 04" and run in a northwesterly direction for a distance of 54.57 feet; thence turn an angle to the left of 36° 26' 10" and run in a northwesterly direction for a distance of 123.38 feet; thence turn an angle to the left of 12° 25' 17" and run in a northwesterly direction for a distance of 59.85 feet; thence turn an angle to the left of 03° 07' 21" and run in a northwesterly direction for a distance of 153.89 feet; thence turn an angle to the left of 15° 59' 38" and run in a northwesterly direction for a distance of 81.33 feet; thence turn an angle to the left of 16° 16' 37" and run in a southwesterly direction for a distance of 82.14 feet; thence turn an angle to the left of 13° 01' 32" and run in a southwesterly direction for a distance of 103.37 feet; thence turn an angle to the left of 07° 12' 17" and run in a southwesterly direction for a distance of 133.71 feet; thence turn an angle to the right of 02° 53' 18" and run in a southwesterly direction for a distance of 129.46 feet; thence turn an angle to the right of 11° 37' 43" and run in a southwesterly direction for a distance of 98.23 feet; thence turn an angle to the left of 12° 47' 49" and run in a southwesterly direction for a distance of 808.85 feet; thence turn an angle to the left of 90° 29' 59" and run in a southeasterly direction for a distance of 548.43 feet; thence turn an angle to the left of 90° 48' 20" and run in a northeasterly direction for a distance of 153.19 feet to the point of beginning.

Together with a non exclusive easement for private road recorded in Book 279, Page 659 and by Instrument 1993-8109, in Shelby County, Alabama.

Shelby County, AL 10/03/2008
State of Alabama

Deed Tax: \$312.50

EXHIBIT "B"

The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property.

Oil, Gas and Mineral Lease recorded in Deed Book 336, page 432, in the Probate Office of Shelby County, Alabama.

Restrictions appearing of record in Deed Book 348, Page 921, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, famillal status, or national origin.

Right of Way granted to Alabama Power Company by instrument recorded in Real Book 142, Page 205, Deed Book 331, Page 840; Deed Book 315, page 811; Deed Book 240, Page 444 and Deed Book 231, Page 269 in the Probate Office of Shelby County, Alabama.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Shelby Deed Book 285, Page 722, in the Probate Office of Shelby County, Alabama.

Easement recorded in Shelby Deed Book 285, Page 722 in the Probate Office of Shelby County, Alabama.

Except any part in a public or private road.