

SEND TAX NOTICE TO:  
Jorge Garcia  
222 Shannon Lane  
Montevallo, AL 35115

THIS INSTRUMENT PREPARED BY:  
Blake J. Tompkins  
Tompkins Law Firm LLC  
3009 Firefighter Lane  
Birmingham, Alabama 35209

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of Forty-Five Thousand and 00/100 Dollars (\$45,000.00), and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt and sufficiency whereof is hereby acknowledged, **S & M Development, LLC**, an Alabama limited liability company (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jorge Garcia** (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 SW 1/4 OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE N 02 DEGREES 40 MINUTES 00 SECONDS W, A DISTANCE OF 551.55 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 611.00 FEET TO A POINT ON THE SOUTHWESTERLY R.O.W. LINE OF SOUTHERN RAILROAD, 100 FOOT R.O.W.; THENCE S 70 DEGREES 02 MINUTES 05 SECONDS EAST AND ALONG SAID R.O.W. LINE, A DISTANCE OF 336.27 FEET; THENCE S 04 DEGREES 57 MINUTES 23 SECONDS E AND LEAVING SAID R.O.W. LINE, A DISTANCE OF 481.98 FEET; THENCE S 87 DEGREES 20 MINUTES 00 SECONDS W, A DISTANCE OF 329.63 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINING 4.00 ACRES, MORE OR LESS.

ALSO AND INCLUDING A 30 FOOT INGRESS/EGRESS AND UTILITY EASEMENT LYING 15 FEET EITHER SIDE OF AND PARALLEL TO THE CENTERLINE AS DESCRIBED BY SURVEY BY RODNEY Y. SHIFLETT, NO. 21784, DATED MARCH 22, 2005 (JOB NO. 05167).

Subject to: (i) those taxes and special assessments for the year 2009, and subsequent years, which are not yet due and payable; (ii) restrictions, reservations, conditions, easements, set back lines, right of ways, and limitations shown of record; and (iii) Coal, oil, gas and other mineral or mining interests in, to or under the land herein described that are not owned by Grantor.

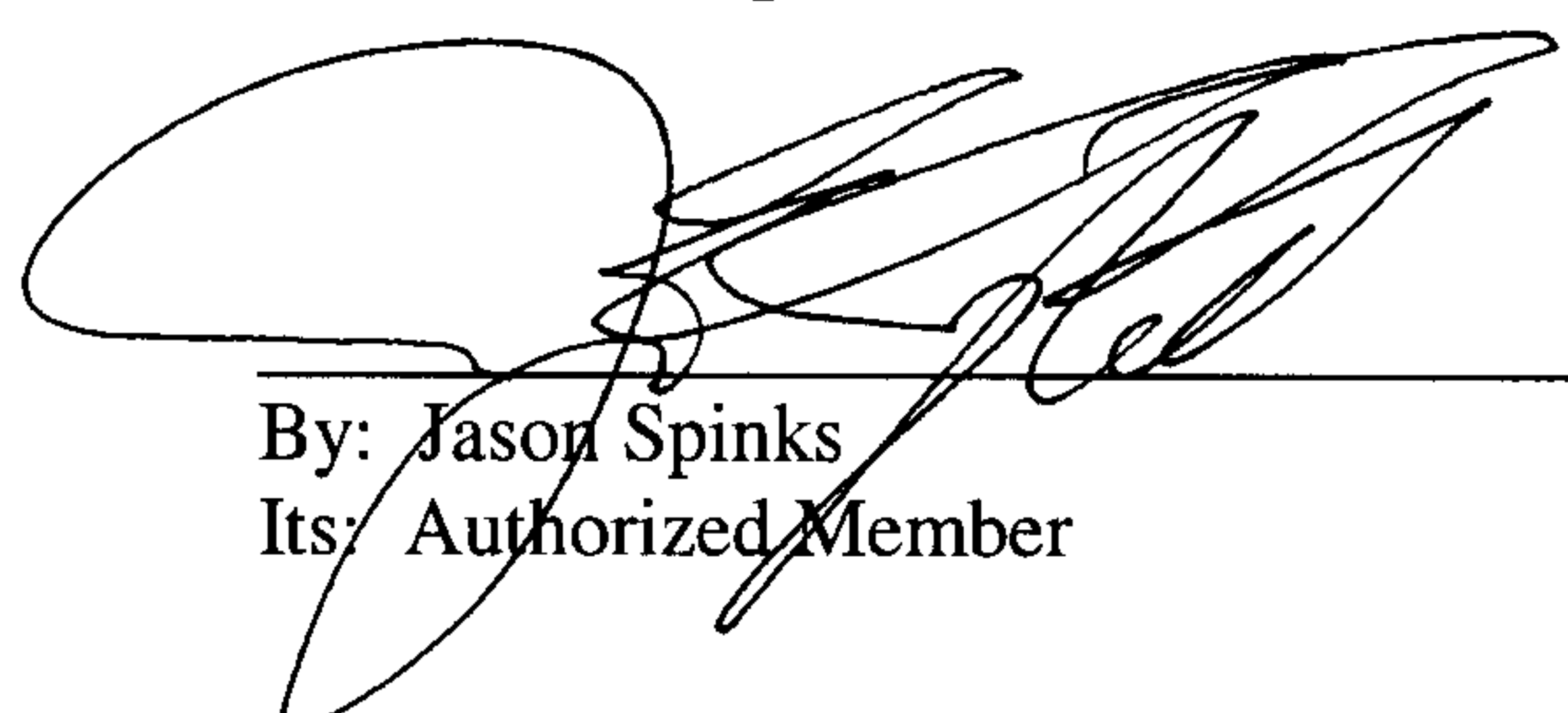
\$35,000.00 of the consideration recited above was paid from the proceeds of a mortgage loan(s) executed simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said Grantee, his, her or their heirs and assigns forever. And Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; 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, his, her or their assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be executed this 6th day of October, 2008.

liability company

**S & M Development, LLC**, an Alabama limited

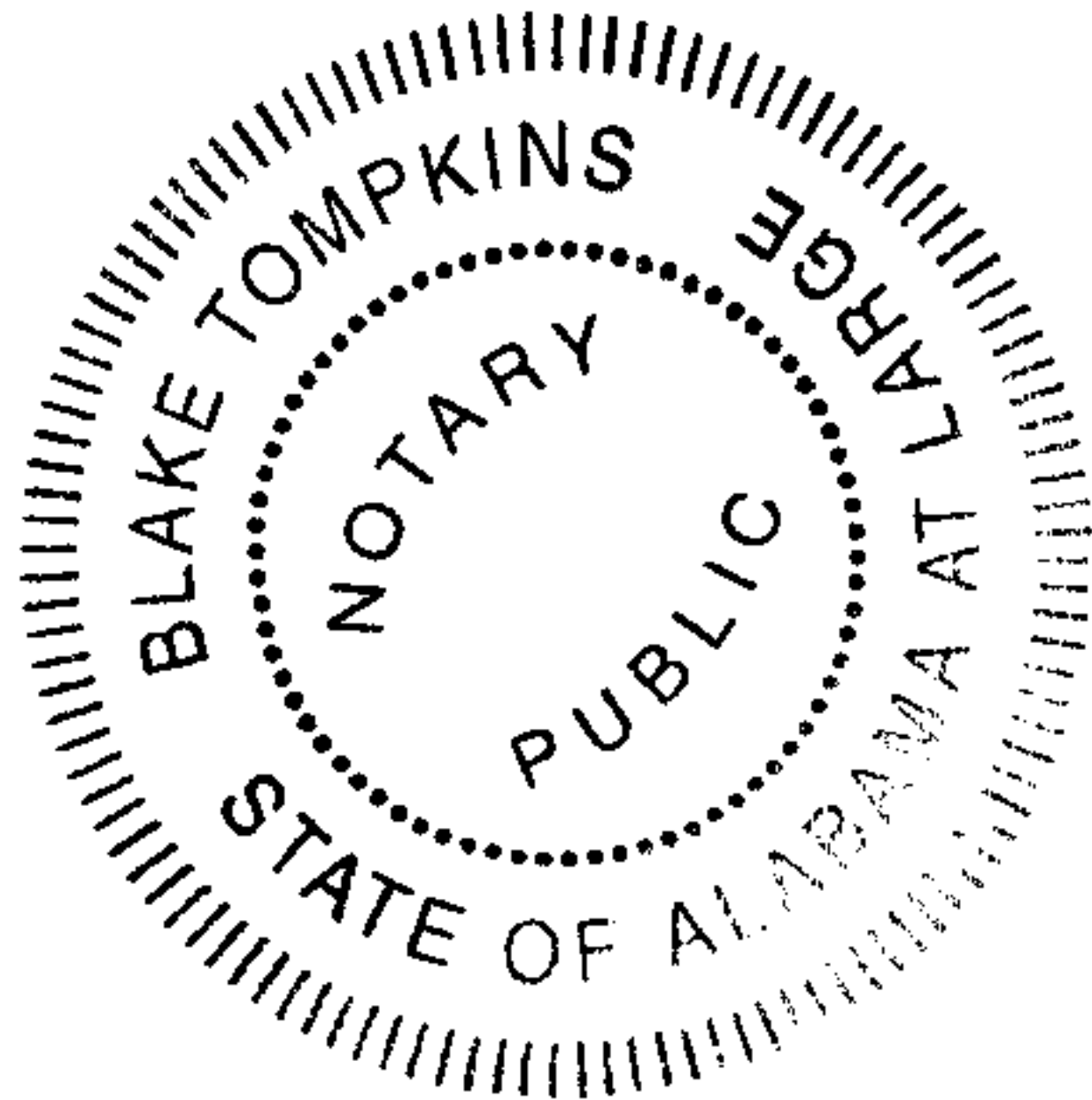
  
By: Jason Spinks  
Its: Authorized Member


STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jason Spinks, whose name as Authorized Member of S & M Development, 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 said conveyance, s/he, as such Member and with full authority, executed the same voluntarily for and as the act of said corporation/company.

Given under my hand, this 6th day of October, 2008.



  
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Notary Public  
My commission expires: **BLAKE TOMPKINS**  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
December 28, 2008



20081008000398120 2/2 \$24.00  
Shelby Cnty Judge of Probate, AL  
10/08/2008 12:24:07PM FILED/CERT

Shelby County, AL 10/08/2008  
State of Alabama  
Deed Tax: \$10.00