

20081121000447300 1/4 \$195.00
Shelby Cnty Judge of Probate, AL
11/21/2008 03:28:43PM FILED/CERT

This instrument prepared by:
Rob Rimer
The Westervelt Company, Inc.
P. O. Box 48999
Tuscaloosa, AL 35404-8999
Source of Title: Deed Book 454, Pg 490

Shelby County, AL 11/21/2008
State of Alabama
Deed Tax: \$175.00

Grantee's Address:
Hawk valley Ranch, LLC
Attention: Thomas B. Boston
3457 Sagewood Trail
Vestavia Hills, Alabama 35243-2047

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of TEN and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by **HAWK VALLEY RANCH, LLC**, an Alabama limited liability company, to **THE WESTERVELT COMPANY, INC.**, a Delaware corporation, the receipt of which is hereby acknowledged, the undersigned GRANTOR, **THE WESTERVELT COMPANY, INC.**, has this day bargained and sold and by these presents does hereby grant, bargain, sell and convey unto the said **HAWK VALLEY RANCH, LLC**, the following described tract or parcel of land lying and being in Shelby County, Alabama, and more particularly bounded and described as follows:

See Exhibit "A" attached hereto and incorporated herein.

SUBJECT TO all planning, zoning, health and other governmental regulations, if any, affecting subject property.

SUBJECT TO all rights-of-ways and easements that may be of record or in evidence through use.

SUBJECT TO any encroachments, overlaps, boundary line disputes, possession by other parties, or other matters which would be disclosed by an accurate survey or inspection of the premises.

GRANTOR RESERVES unto itself, its successors or assigns, all oil, gas, and minerals, and mineral and mining rights that it may own.

TO HAVE AND TO HOLD, the aforementioned premises to the said **HAWK VALLEY RANCH, LLC**, its successors and assigns forever. The Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the above-described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, **THE WESTERVELT COMPANY, INC.** has hereunto set its signature by James J. King, Jr., its Vice President, who is duly authorized on this the 18th day of November, 2008.

THE WESTERVELT COMPANY, INC.

By: James J. King, Jr.
Name: James J. King, Jr.
Its: Vice President

STATE OF ALABAMA)

TUSCALOOSA COUNTY)

I, the undersigned authority, a Notary Public in and for said county, in said state, hereby certify that James J. King, Jr., whose name as Vice President of **THE WESTERVELT COMPANY, INC.**, a corporation, 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 with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 18th day of November, 2008.

Serena Blythe
Notary Public in and for the
State of Alabama at Large

My commission expires: MY COMMISSION EXPIRES FEB. 23, 2010

Exhibit "A"
Legal Description

PARCEL #1

A parcel of land located in the Southeast Quarter of Section 3, Township 24 North, Range 14 East, St. Stephens Meridian, in Shelby County, Alabama, containing Twenty three and Sixty Seven Hundredths (23.67) Acres, and being more particularly described as follows:

As a POINT OF BEGINNING, Start at a Shelby Iron Found (RR Rail) accepted to mark the Southeast Corner of Section 3 and run North 00 degrees 07 minutes 43 seconds East (assumed) and along the accepted Eastern boundary of said Section 3 for a distance of 1327.19 feet to an Iron Found, said Iron accepted to mark the Northeast corner of the Southeast Quarter of the Southeast Quarter of said Section 3; thence run North 00 degrees 10 minutes 07 seconds East and along the accepted Eastern boundary of said Section 3 for a distance of 732.66 feet to a rebar set on the Eastern Right of Way margin of Shelby County Road 86, an 80' Right of Way; thence run South 14 degrees 42 minutes 04 seconds West and along the Eastern Right of Way margin of said Shelby County Road 86 for a distance of 749.78 feet to PC Station 96+38.6 of a curve being concave to the Northwest and having a central angle of 41 degrees 46 minutes and a centerline radius of 1432.39 feet; thence run South 35 degrees 35 minutes 04 seconds West and along said curve in said Eastern Right of Way margin for a chord distance of 1049.72 feet to PT Station 106+82.8; thence run South 56 degrees 28 minutes 04 seconds West and along said Eastern Right of Way margin for a distance of 117.20 feet to POT Station 108+00; thence run South 33 degrees 31 minutes 56 seconds East and along said Eastern Right of Way margin for a distance of 10.00 feet to a point; thence run South 56 degrees 28 minutes 04 seconds West and along said Eastern Right of Way margin for a distance of 237.40 feet to PC Station 110+37.4; thence run North 33 degrees 31 minutes 56 seconds West and along said Eastern Right of Way margin for a distance of 10.00 feet to a point; thence run South 70 degrees 23 minutes 45 seconds West and along a curve in said Southern Right of Way margin being concave to the North and having a Central Angle of 80 degrees 00 minutes and a centerline radius of 1145.87 feet for a chord distance of 577.79 feet to the Eastern Right of Way margin of the Seal Road, a 40' Right of Way; thence run South 45 degrees 04 minutes 22 seconds West and along said Eastern Right of Way margin of said Seal Road for a distance of 168.85 feet to a point, said point lying on the Southern boundary of said Section 3; thence run North 89 degrees 08 minutes 51 seconds East and along the Southern Boundary of said Section 3 for a distance of 434.33 feet to a rebar found, said rebar accepted to mark the Southwest corner of the Southeast Quarter of the Southeast Quarter of said Section 3; thence run North 89 degrees 08 minutes 03 seconds East and along the Southern Boundary of said Section 3 for a distance of 1321.85 feet to the POINT OF BEGINNING.

PARCEL #2

A parcel of land located in the Southeast Quarter of Section 3, Township 24 North, Range 14 East, St. Stephens Meridian, in Shelby County, Alabama, containing Ninety Four hundredths (0.94) Acres, and being more particularly described as follows:

Start at a Shelby Iron Found (RR Rail) accepted to mark the Southeast Corner of said Section 3 and run South 89 degrees 08 minutes 03 seconds West (assumed) and along the Southern Boundary of said Section 3 for a distance of 1321.85 feet to a rebar found, said rebar accepted to mark the Southwest corner of the Southeast Quarter of the Southeast Quarter of said Section 3; thence run South 89 degrees 08 minutes 51 seconds West and along the Southern

Boundary of said Section 3 for a distance of 491.83 feet to a found rebar, said rebar lying on the Western Right of Way margin of Seal Road, a 40' Right of Way, said rebar being the POINT OF BEGINNING; thence run South 89 degrees 08 minutes 51 seconds West and along the Southern boundary of said section 3 for a distance of 201.45 feet to the Eastern Right of Way margin of the Seal Road, a 40' Right of Way; thence run North 28 degrees 28 minutes 19 seconds West and along the Eastern Right of Way margin of said Seal Road for a chord distance of 199.01 feet to a point, said point lying on the Southern Right of Way margin of Shelby County Road 86; thence run South 82 degrees 16 minutes 45 seconds East and along a curve in the Southern Right of Way margin of said Shelby County Road 86 being concave to the North and having a central angle of 80 degrees 00 minutes and a centerline radius of 1145.87 feet, for a chord distance of 416.37 feet to a point, said point lying on the Western Right of Way margin of the Seal Road, a 40' Right of Way; thence run South 45 degrees 04 minutes 22 seconds West and along the Western Right of Way margin of said Seal Road for a distance of 164.25 feet to the POINT OF BEGINNING.



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