

ROY-17169

20090312000091350 1/3 \$67.00
Shelby Cnty Judge of Probate, AL
03/12/2009 02:25:57PM FILED/CERT

Shelby County, AL 03/12/2009
State of Alabama

Deed Tax: \$50.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

R. Shan Paden
PADEN & PADEN
Five Riverchase Ridge
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

DAVID F. PAINTER
45 SPRING VALLEY DR. FARMS
CHELSEA, AL 35043

STATE OF ALABAMA

COUNTY OF SHELBY

STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of **THREE HUNDRED THIRTY FIVE THOUSAND DOLLARS 00/100 (\$335,000.00)** to the undersigned grantor, **WHITE OAK 55, LLC**, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto **DAVID F. PAINTER**, (herein referred to as GRANTEE, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION AS DESCRIBED BY PRO FORMA TITLE, INC. IN COMMITMENT NUMBER 2009020378

SUBJECT TO:

- 1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2008 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2009.**
- 2. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 127, PAGE 320.**
- 3. RIGHT OF WAY GRANTED TO SHELBY COUNTY RECORDED IN DEED BOOK 135, PAGE 171.**
- 4. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RIGHTS SET OUT IN INST. NO. 1997-09552 AND INST. NO. 2000-04450.**
- 5. RIPARIAN RIGHTS TO MUDDY PRONG CREEK.**
- 6. TERMS AND CONDITIONS OF THE CONSERVATION EASEMENT AND DECLARATION OF RESTRICTIONS AND COVENANTS SET OUT IN INST. NO. 20061227000626240.**

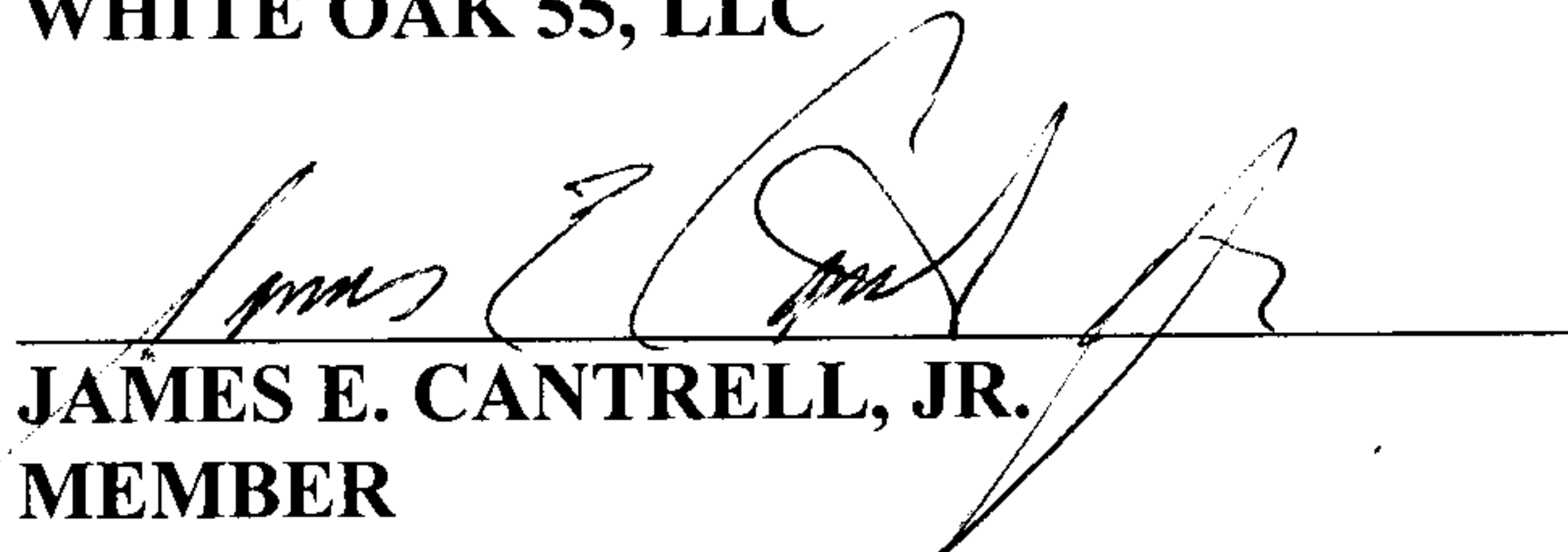
THIS DEED IS EXECUTED AS REQUIRED BY THE ARTICLES OF ORGANIZATION AND OPERATING AGREEMENT AND THAT SAME HAVE NOT BEEN MODIFIED OR AMENDED.

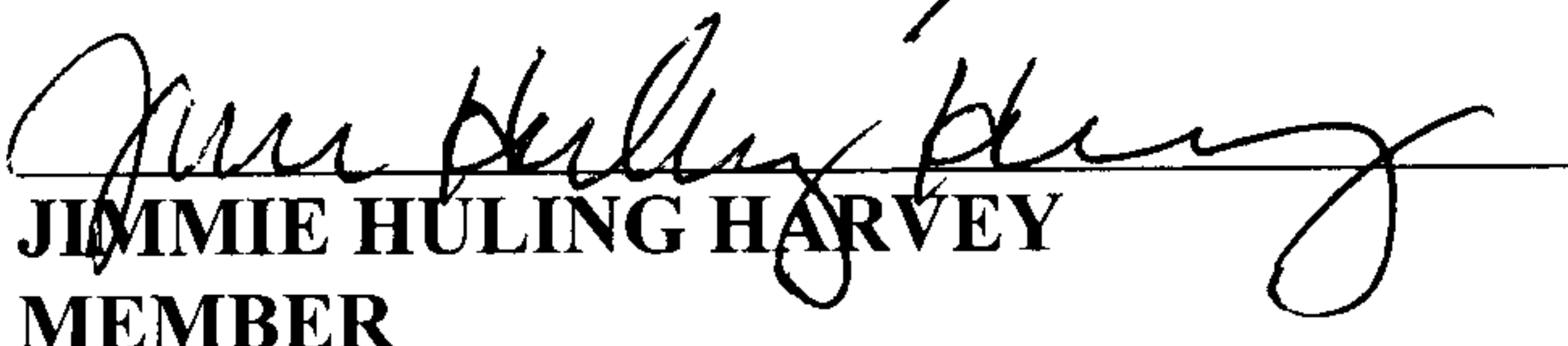
\$285,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, her/his heirs and assigns, forever.

IN WITNESS WHEREOF, the said **JAMES E. CANTRELL, JR. and JIMMIE HULING HARVEY** as **MEMBERS** of **WHITE OAK 55, LLC** , has hereunto subscribed his/her/their name on this the 5th day of March, 2009.

WHITE OAK 55, LLC


JAMES E. CANTRELL, JR.
MEMBER

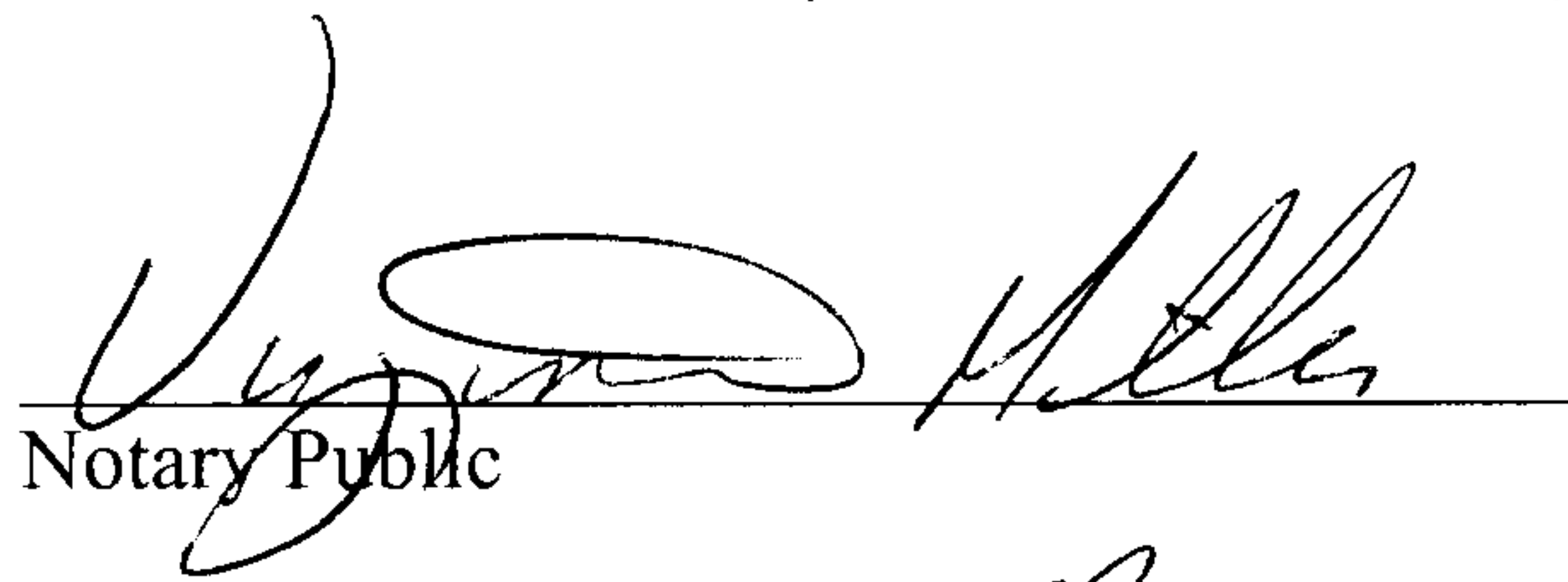

JIMMIE HULING HARVEY
MEMBER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **JAMES E. CANTRELL, JR. and JIMMIE HULING HARVEY**, whose name as **MEMBERS** of **WHITE OAK 55, LLC**, 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, he, she, they as such officer(s) and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand this the 5th day of March, 2009.


Notary Public

My commission expires: May 20, 2012

R09-17169

Commitment Number: 2009020378

20090312000091350 3/3 \$67.00
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PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

Commence at a 2 inch open top pipe in place accepted as the Northwest corner of Section 15, Township 19 South, Range 1 East, Shelby County, Alabama, said point being the point of beginning. From this beginning proceed South 00 degree 41 minutes 12 seconds West along the West boundary of said Section 15 for a distance of 1,320.30 feet to a pine knot in rock pile accepted as the Southwest corner of the Northwest 1/4 of the Northwest 1/4; thence proceed North 89 degrees 35 minutes 38 seconds East along the South boundary of the North 1/2 of the Northwest 1/4 of said Section for a distance of 2,045.0 feet to a 1/2 inch pipe in place; thence proceed South 03 degrees 16 minutes 26 seconds West for a distance of 1,334.32 feet to a 1 inch open top pipe in place being a point on the South boundary of the Southeast 1/4 of the Northwest 1/4; thence proceed South 89 degrees 54 minutes 08 seconds East along the South boundary of said Southeast 1/4 of the Northwest 1/4 for a distance of 629.40 feet to a point on the Westerly right-of-way of Shelby County Highway No. 55; thence proceed North 52 degrees 27 minutes 53 seconds East along the Westerly right-of-way of said road for a distance of 148.45 feet; thence proceed North 45 degrees 04 minutes 36 seconds East along the Westerly right-of-way of said road for a distance of 172.87 feet; thence proceed North 34 degrees 27 minutes 34 seconds East along the Westerly right-of-way of said road for a distance of 243.65 feet; thence proceed North 22 degrees 59 minutes 48 seconds East along the Westerly right-of-way of said road for a distance of 220.49 feet; thence proceed North 19 degrees 21 minutes 53 seconds East along the Westerly right-of-way of said road for a distance of 361.79 feet; thence proceed North 21 degrees 11 minutes 41 seconds East along the Westerly right-of-way of said road for a distance of 177.71 feet; thence proceed North 24 degrees 57 minutes 19 seconds East along the Westerly right-of-way of said road for a distance of 239.57 feet to a fence post; thence proceed North 88 degrees 36 minutes 12 seconds West along a fence possession line and along a white painted line for a distance of 712.21 feet to a fence post; thence proceed North 03 degrees 08 minutes 15 seconds West along a fence possession line and along a white painted line for a distance of 341.08 feet; thence proceed North 07 degrees 36 minutes 01 seconds East along a fence possession line and along a white painted line for a distance of 258.32 feet; thence proceed North 05 degrees 02 minutes 40 seconds West along a fence possession line and along a white painted line for a distance of 207.36 feet; thence proceed North 04 degrees 24 minutes 00 seconds East along a fence possession line and along a white painted line for a distance of 72.12 feet; thence proceed North 18 degrees 15 minutes 48 seconds West along a fence possession line and along a white painted line for a distance of 54.72 feet; thence proceed North 05 degrees 19 minutes 20 seconds West along a fence possession line and along a white painted line for a distance of 215.66 feet; thence proceed North 10 degrees 55 minutes 55 seconds West along a fence possession line and along a white painted line for a distance of 152.71 feet; thence proceed North 01 degrees 58 minutes 40 seconds West along a fence possession line and along a white painted line for a distance of 100.40 feet to a fence post; thence proceed South 82 degrees 24 minutes 58 seconds West for a distance of 785.16 feet to a 2 inch open top pipe in place being located on the North boundary of Section 15; thence proceed South 89 degrees 45 minutes 33 seconds West along the North boundary of said Section 15 for a distance of 1,774.68 feet to the point of beginning.

The above described land is located in the Northwest 1/4 of the Northwest 1/4, Northeast 1/4 of the Northwest 1/4, the Southeast 1/4 of the Northwest 1/4, the Northwest 1/4 of the Northeast 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 15 and the Southeast 1/4 of the Southwest 1/4 of Section 10, Township 19 South, Range 1 East, Shelby County, Alabama.