



20090327000113930 1/3 \$57.00
Shelby Cnty Judge of Probate, AL
03/27/2009 01:02:36PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

Richard W. Theibert, Attorney

NAJJAR DENABURG, P.C.

2125 Morris Avenue

Birmingham, Alabama 35203

Shelby County, AL 03/27/2009
State of Alabama

Deed Tax: \$40.00

SEND TAX NOTICE TO:

Scotch Homes & Land Development Group, Inc.

360 Scotch Clemmer Way

Birmingham, AL 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

: KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of Forty Thousand and No/100, (\$40,000.00) DOLLARS, in hand paid to the undersigned, Crusader Servicing Corporation as Custodian for Strategic Municipal Investments, LLC, a limited liability company, (hereinafter referred to as "GRANTOR"), by Scotch Homes & Land Development Group, Inc., (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE, the following described real estate, located and situated in Shelby County, Alabama, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

TAX PARCEL ID #: 58-10-6-14-0-005-001.075

SUBJECT TO:

1. Ad valorem taxes for the year, 2009, not yet due and payable.
2. Any minerals or mineral rights leased, granted or retained by prior owners.
3. Transmission Line Permit(s) to Alabama Power Company as shown by instrument recorded in Deed 134, Page 514 in the Probate Office.
4. Right of Way granted to Shelby County by instrument recorded in Deed 216, Page 155 in the Probate Office.
5. Easement to Alabama Power Company as shown by instrument recorded in Deed 316, Page 465 in the Probate Office.
6. The following matters as shown on the survey of Rowland Jackins, dated 02/08/08:
 - a. Encroachment of fence onto and/or off of the Northeasterly side of the land;
 - b. 10 feet easement containing concrete ditch on Southerly side of the land;
 - c. Encroachment of asphalt pavement onto and/or off of the Westerly portion of the land;

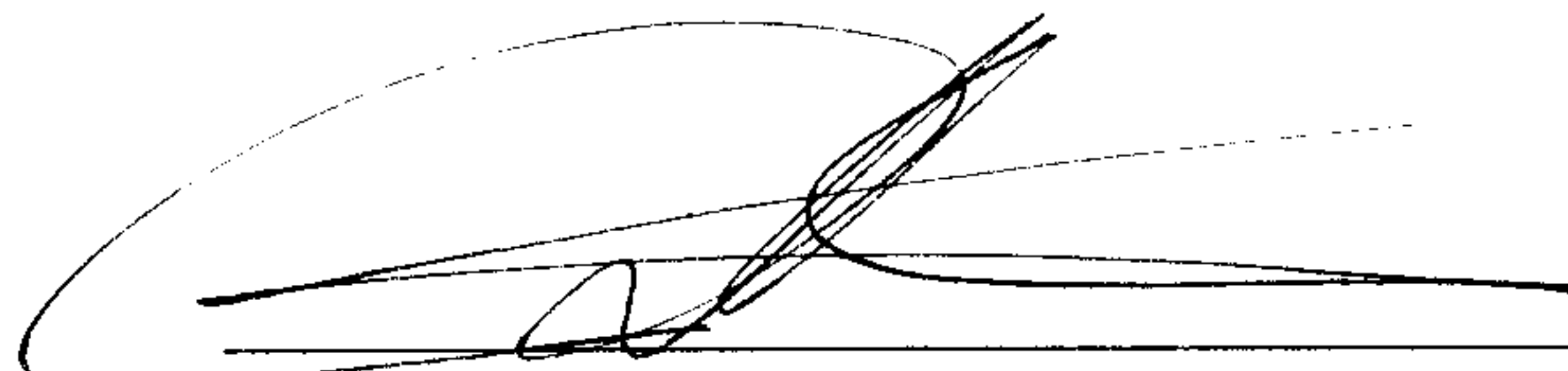
- d. Encroachment of underground utility boxes on the Southwesterly portion of the land.
7. Any adverse claim to that part of the land described in that lies between fence and the Northeasterly property line as shown on the survey of Rowland Jackins, dated 2/8/08.

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.

TO HAVE AND TO HOLD to the said above described property unto the said party of the second part, together with all and singular the tenements, heriditaments and appurtenances thereunto belonging or in anywise appertaining and unto their successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR, Robert Stein, as President of Crusader Servicing Corporation as Custodian for Strategic Municipal Investments, LLC, a limited liability company, has hereto set his signature and seal, this 25th day of March, 2009.

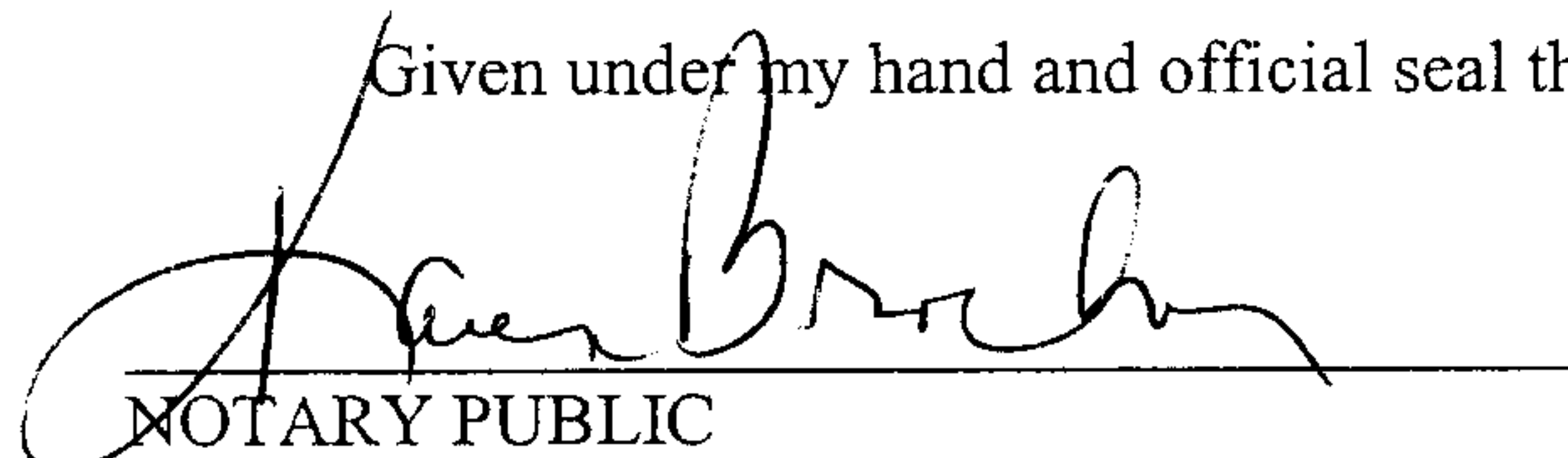
Crusader Servicing Corporation as Custodian for
Strategic Municipal Investments, LLC


By: Robert Stein
Its: President (SEAL)

STATE OF PENNSYLVANIA)
:
COUNTY OF MONTGOMERY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Robert Stein, as President of Crusader Servicing Corporation as Custodian for Strategic Municipal Investments, LLC, a 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 the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 25th day of March, 2009.


NOTARY PUBLIC

My commission expires:

[notarial seal]

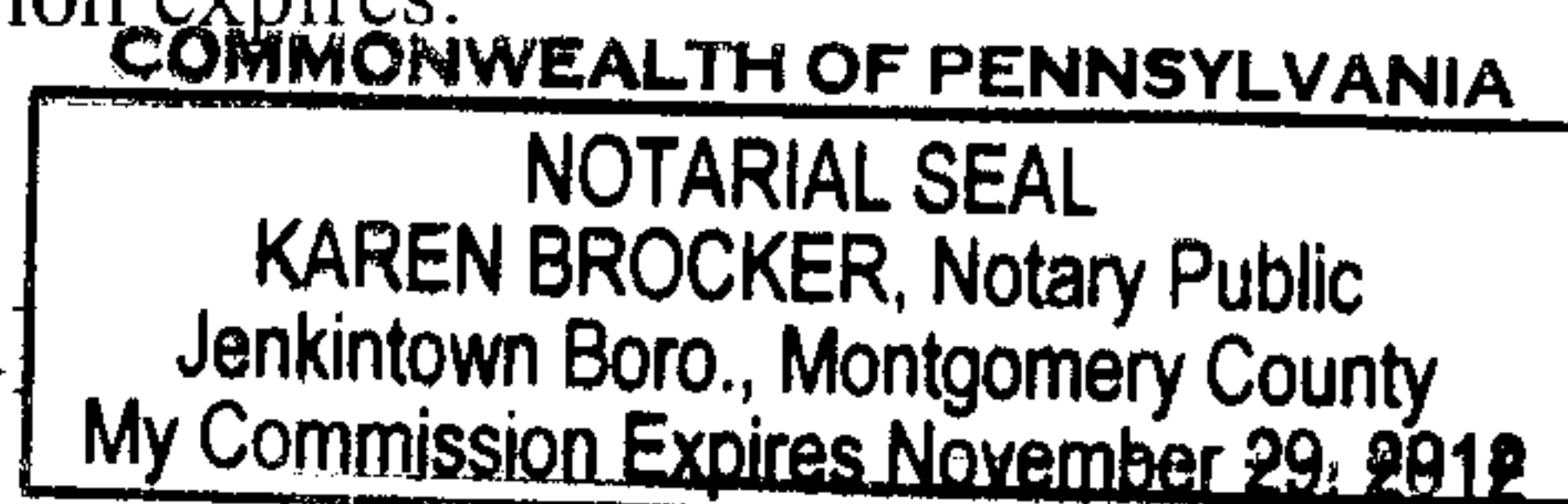


EXHIBIT "A"

Description of Property

A parcel of land situated in the Northwest Quarter of Section 14, Township 19 South, Range 2 West, Shelby County, Alabama being more particularly described as follows:

Begin at the Northeastmost corner of Lot 3 according to Emerald Mountain at Mountain Brook Sector One as recorded in Map Book 22, Page 84, in the Office of the Judge of Probate, Shelby County, Alabama; thence run South 74 degrees 48 minutes 42 seconds West (measured and plat) along the north line of Lot 3 for a distance of 163.59 feet (measured and plat) to the easterly right-of-way line of Loblolly Drive (right-of-way width: 50 feet) and to a curve to the left having a central angle of 11 degrees 55 minutes 49 seconds, a radius of 527.60 feet (measured and plat) and a chord bearing North 27 degrees 27 minutes 01 seconds West for a distance of 109.66 feet; thence leaving said north line run in a northerly direction along the arc of said curve for a distance of 109.66 feet; thence run North 33 degrees 28 minutes 31 seconds West (measured and plat) along said right-of-way line for a distance of 84.32 feet (measured and plat); thence run South 56 degrees 31 minutes 35 seconds West (measured and plat) along said right-of-way line for a distance of 50.00 feet (measured and plat); thence leaving said right-of-way line run North 33 degrees 28 minutes 31 seconds West for a distance of 53.22 feet to a curve to the left having a central angle of 51 degrees 19 minutes 04 seconds (measured and deed), a radius of 25.00 feet (measured and deed), and a chord bearing North 59 degrees 08 minutes 03 seconds West for a distance of 21.65 feet; thence run in a northwesterly direction along the arc of said curve for a distance of 22.39 feet (measured and deed) to a reverse curve to the right having a central angle of 176 degrees 49 minutes 19 seconds (measured and deed), a radius of 55.00, and a chord bearing North 03 degrees 37 minutes 37 seconds East for a distance of 110.14 feet (deed 109.96 feet); thence run along the arc of said curve for a distance of 169.74 feet (measured and deed); thence run North 01 degrees 58 minutes 24 seconds East for a distance of 207.66 feet (measured and deed) to a point on the westerly margin of Lot 17-A according to A Resurvey of Lots 15, 16, 17, 19, & 20 of Amended Map of Hickory Ridge as recorded in Map Book 14, Page 66 in the aforementioned Office of the Judge of Probate; thence run South 35 degrees 38 minutes 45 seconds East (measured and plat) along said westerly margin and along the westerly margin of A Resurvey of Lots 21, 22, 8, 53-55, 58-63, and 86-89 as recorded in Map Book 13, Page 147 in said Office of the Judge of Probate for a distance of 546.88 feet; thence run South 24 degrees 32 minutes 28 seconds East (plat South 24 degrees 46 minutes 59 seconds East) along said westerly margin for a distance of 28.31 feet (measured and plat) to the POINT OF BEGINNING; being situated in Shelby County, Alabama.