

**STATE OF ALABAMA**

**STATUTORY**

**COUNTY OF SHELBY**

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of the sum of Ten and no/100 (10.00) Dollars and other good and valuable considerations to the undersigned Grantor, **UPFRONT HOLDING, LLC**, an Alabama Limited Liability Company in hand paid by **STEPHANIE, LLC**, hereinafter referred to as Grantee, the receipt of which is hereby acknowledged, the said Grantor, has this day given, granted, bargained, sold and conveyed unto the said Grantee, and by these presents does hereby give, grant, bargain, sell and convey unto the Grantee, the following described real estate situated in Shelby County, Alabama, to- wit:

**A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGIN AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER-SOUTHEAST QUARTER OF SAID SECTION 21; THENCE NORTH 0° 32' 21" EAST A DISTANCE OF 114.95 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY #17 (80° RIGHT OF WAY); THENCE LEAVING SAID RIGHT OF WAY LINE, SOUTH 89° 10' 42" EAST A DISTANCE OF 244.89 FEET; THENCE SOUTH 0° 49' 18" WEST A DISTANCE OF 103.00 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 59° 59' 40" AND SUBTENDED BY A CHORD WHICH BEARS SOUTH 29° 10' 32" EAST A CHORD DISTANCE OF 50.00 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 52.35 FEET; THENCE LEAVING SAID CURVE SOUTH 7° 51' 01" WEST A DISTANCE OF 37.35 FEET; THENCE NORTH 89° 10' 42" WEST A DISTANCE OF 303.87 FEET TO A POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF SAID SHELBY COUNTY HIGHWAY #17; SAID POINT ALSO LYING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 841.47 FEET; CENTRAL ANGLE OF 4° 42' 06" AND SUBTENDED BY A CHORD WHICH BEARS NORTH 9° 48' 52" EAST A CHORD DISTANCE OF 69.03 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE A DISTANCE OF 69.05 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE SOUTH 89° 39' 06" EAST A DISTANCE OF 28.33 FEET TO THE POINT OF BEGINNING.**

**TOGETHER WITH A PARCEL OF LAND LOCATED BETWEEN THE WEST PROPERTY LINE OF FRANK POE PROPERTIES AND THE RIGHT OF WAY LINE OF HIGHWAY 17 IN HELENA, ALABAMA DESCRIBED AS FOLLOWS:**

**BEGIN AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER-SOUTHEAST QUARTER OF SAID SECTION 21, THENCE NORTH 0° 32' 21" EAST A DISTANCE OF 114.95 FEET TO A POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY #17 (80° RIGHT OF WAY) SAID POINT ALSO LYING ON A CURVE TO THE LEFT HAVING A RADIUS OF 1313.08, A CENTRAL ANGLE OF 2° 22' 37" AND SUBTENDED BY A CHORD WHICH BEARS SOUTH 14° 24' 15" WEST A CHORD DISTANCE OF 54.47 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE A DISTANCE OF 54.48 FEET TO THE END OF AFORESAID CURVE AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 841.47 FEET, A CENTRAL ANGLE OF 4° 21' 35" AND SUBTENDED BY A CHORD WHICH BEARS SOUTH 14° 20' 42" WEST A CHORD DISTANCE OF 64.01 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE A DISTANCE OF 64.03 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE SOUTH 89° 39' 06" EAST A DISTANCE OF 28.33 FEET TO THE POINT OF BEGINNING.**

**PROPERTY ADDRESS: 4925 HIGHWAY 17, HELENA, ALABAMA.**

**TO HAVE AND TO HOLD**, to the said Grantee, its successors and assigns forever. This conveyance is made subject to unpaid taxes and assessments, if any. No word, words, or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor, subject to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and applicable federal law, and the lien of taxes hereafter falling due.

**TO HAVE AND TO HOLD** the above described property together with all rights and privileges incident or appurtenant thereto, excepting the statutory rights of redemption as set out above unto the said Grantee, its successors and assigns, forever.

**IN WITNESS WHEREOF**, We have hereunto set our hands and seals this the 30<sup>th</sup> day of April, 2009.

**UPFRONT HOLDING, LLC**

by: [Signature]  
**CARTER P. STOCKTON, its member**

by: [Signature]  
**DEWEY H. BRAZELTON, its member**

**STATE OF ALABAMA  
COUNTY OF MADISON**

I, the undersigned Notary Public in and for said County and said State, hereby certify that **CARTER P. STOCKTON and DEWEY H. BRAZELTON**, whose names as members of **UPFRONT HOLDING, LLC**, a Limited Liability Company, 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, as such member and with full authority, executed the same voluntarily for and as the act of said company.

**GIVEN UNDER MY HAND** and official seal on this the 30<sup>th</sup> day of April, 2009.

[Signature]  
Notary Public  
My Commission Expires: 9-18-2011

**This instrument prepared by:**  
Robert H. McCaleb  
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100 Jefferson Street, South  
Huntsville, Alabama 35801  
(256) 534-3794

Deed Tax : \$760.00