

This instrument was prepared by:  
Michael T. Atchison, Attorney at Law, Inc.  
101 West College  
Columbiana, AL 35051

Send Tax Notice To: Weygand Corners, LLC  
2021 Kingston Court  
Chelsea, AL 35043

STATUTORY WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Four Hundred Fifty Eight Thousand Two Hundred Fifty dollars and Zero cents (\$458,250.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Kerry R. Nivens, a married man; Frank I. Owen, a married man; Lewis E. Atchison, a married man, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Weygand Corners, LLC (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

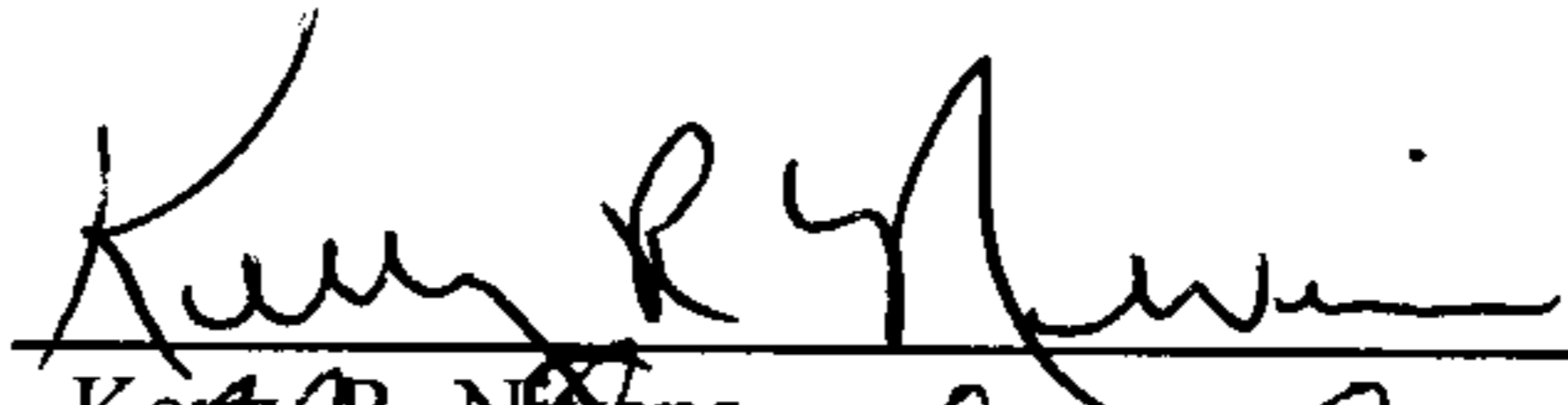
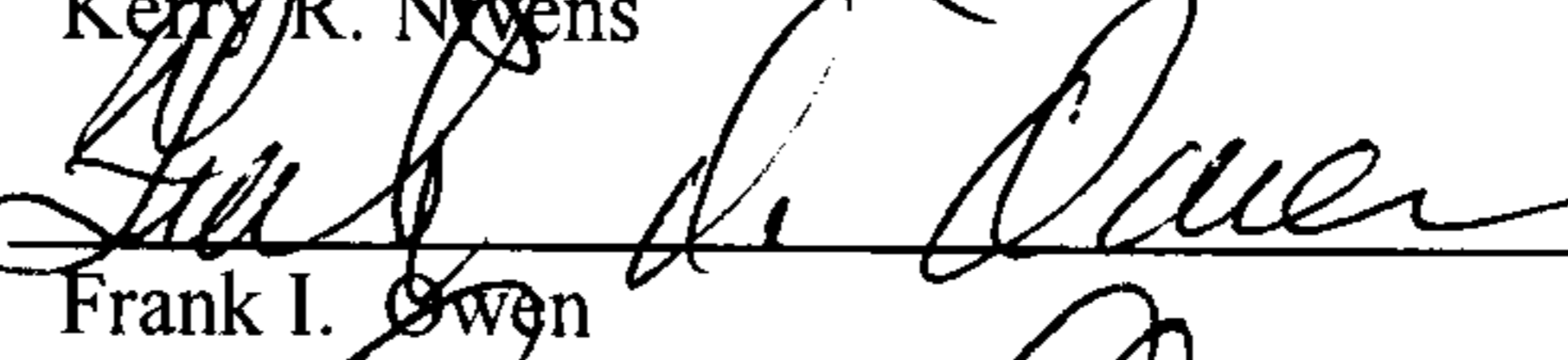

SUBJECT TO:

- (i) Taxes for 2009 and subsequent years;
- (ii) Minerals and mining rights not owned by the Seller;
- (iii) Zoning Classification of B-2, City of Chelsea;
- (iv) Not being located in a flood zone; and
- (v) Utility easements serving the property, ~~and building lines of record~~ <sup>MTA</sup>, and building lines of record, provided that none of the foregoing materially impair use of the Property for its intended purpose.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS, OR OF THEIR RESPECTIVE SPOUSES.

TO HAVE AND HOLD to the said grantee, it successors and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 16th day of June, 2009.

_____	(SEAL)		(SEAL)
_____	(SEAL)		(SEAL)
_____	(SEAL)		(SEAL)
		_____	(SEAL)

STATE OF ALABAMA

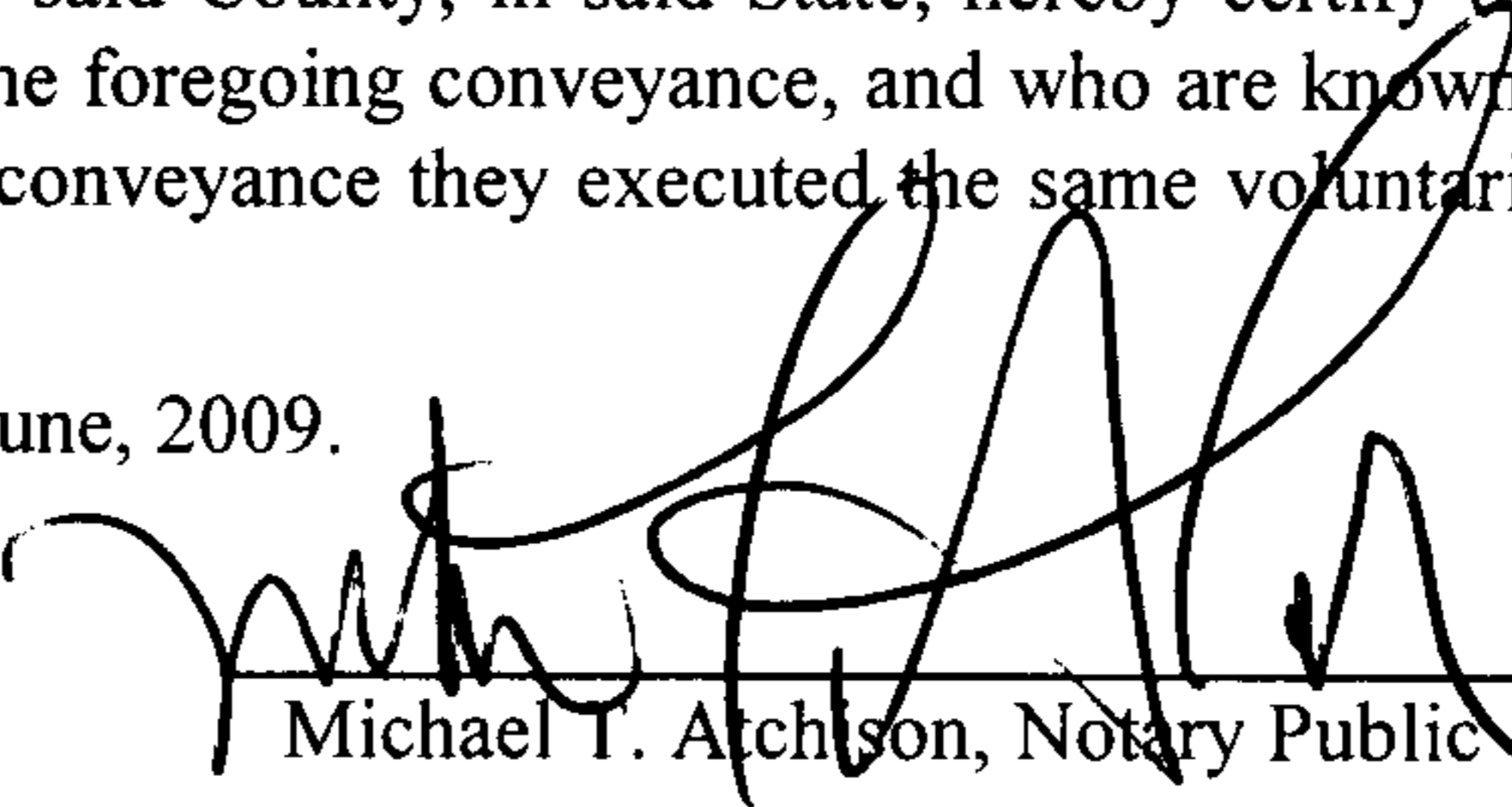
} General Acknowledgment

SHELBY COUNTY

I, Michael T. Atchison, a Notary Public in and for the said County, in said State, hereby certify that Kerry R. Nivens; Frank I. Owen; and Lewis E. Atchison, whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of June, 2009.

My commission expires: 10/16/2012

  
Michael T. Atchison, Notary Public




20090626000248250 1/2 \$473.50  
Shelby Cnty Judge of Probate, AL  
06/26/2009 02:36:50 PM FILED/CERT

Shelby County, AL 06/26/2009  
State of Alabama  
Deed Tax : \$458.50

## EXHIBIT A

Part of Lot 3, Atchison Commercial Development, a map of which is recorded in the Office of the Judge of Probate, Shelby County, Alabama in Map Book 39, Page 70, being more particularly described as follows:

Commence at the Northeast corner of said Lot 3 and run in a southerly direction along the East boundary of said Lot 3 for a distance of 169.30 feet to an existing iron rebar set by Weygand and being the point of beginning; thence continue in a southerly direction along last mentioned course and along the East line of said Lot 3 for a distance of 240.0 feet to an existing iron rebar set by Weygand and being on the Northwest right of way line of Chesser Road; thence turn an angle to the right of 70 degrees 37 minutes 05 seconds and run in a southwesterly direction along the Northwest right of way line of said Chesser Road for a distance of 101.30 feet to an existing concrete right of way monument; thence turn an angle to the right of 13 degrees 27 minutes 36 seconds and run in a westerly direction along the North right of way line of said Chesser Road for a distance of 125.09 feet to an existing iron rebar set by Weygand and being at a point of intersection with the Northeast right of way line of Atchison Drive; thence turn an angle to the right of 69 degrees 42 minutes 25 seconds and run in a northwesterly direction along the Northeast right of way line of said Atchison Drive and its northwesterly extension thereof for a distance of 185.0 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 89 degrees 58 minutes 46 seconds and run in a northeasterly direction for a distance of 267.0 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 23 degrees 54 minutes 52 seconds and run in an easterly direction for a distance of 62.26 feet, more or less, to the point of beginning.

  
20090626000248250 2/2 \$473.50  
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