


SEND TAX NOTICE TO: Villa Maria Apartments, LLC
09-433 960 Forestdale Blvd.
Birmingham, AL 35214


20090901000336820 1/2 \$817.00
Shelby Cnty Judge of Probate, AL
09/01/2009 10:54:33 AM FILED/CERT

WARRANTY DEED

THE STATE OF ALABAMA,
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Eight Hundred One Thousand and 00/100**, to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged I, WILLIAM D. DOBBINS, III, AS EXECUTOR OF THE ESTATE OF VERONICA A. ZEIGLER, JEFFERSON COUNTY PROBATE COURT CASE NO. CV-2008-1725, (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto

VILLA MARIA APARTMENTS, LLC

(herein referred to as GRANTEE(S), their heirs and assigns, the following described real estate, situated in the County of Shelby, and State of Alabama, to-wit:

LEGAL DESCRIPTION ATTACHED

VERONICA A. ZEIGLER AND VERONICA ALICE SKOTTY AND VERONICA DOBBINS WERE ONE AND THE SAME PERSON.

SUBJECT TO:

1. Taxes for the year 2009 and subsequent years.
2. All covenants, restrictions, reservations, easements, conditions, covenants, liens and other rights of whatever nature appearing of record.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER.

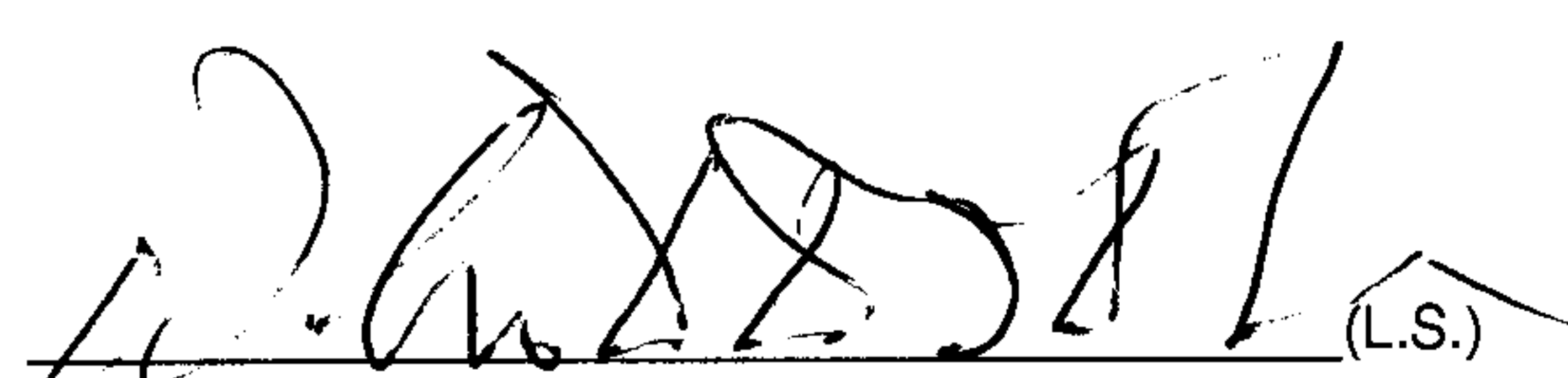
And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 25 day of Aug, 2009.

ESTATE OF VERONICA A. ZEIGLER

Deed Tax : \$801.00

WITNESS:


WILLIAM D. DOBBINS, III, EXECUTOR (L.S.)

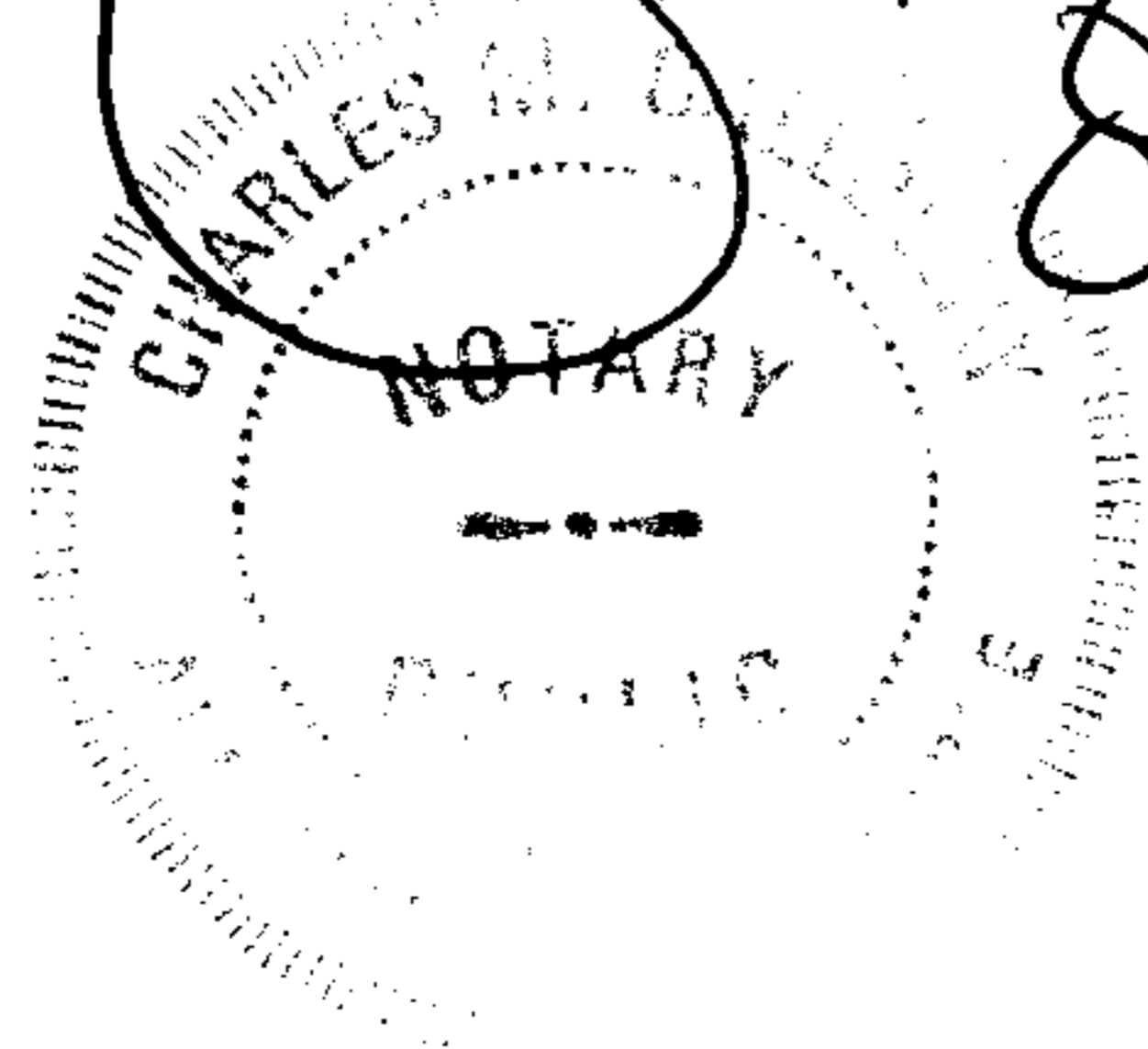
THE STATE OF ALABAMA,
JEFFERSON COUNTY.


I, the undersigned, a Notary Public in and for said State hereby certify that WILLIAM D. DOBBINS, III, EXECUTOR of the Estate of WILLIAM D. DOBBINS, III, whose name 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, they executed the same voluntarily and in their capacity on the day the same bears date.

Given under my hand official seal this 25 day of Aug, 2009.

Notary Public

Commission Expires:




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LEGAL DESCRIPTION

A part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Northeast corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama and run thence Westerly along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 327.40 feet to a point on the Easterly right of way line of U.S. Highway No. 31; thence turn a deflection angle 75 deg. 52 min. to the left and run Southwesterly along said Easterly right of way line of said Highway No. 31 a distance of 514.00 feet to the point of beginning of the property being described; thence continue along last described course a distance of 280.00 feet to a point marking the intersection of the Easterly right of way line of said U.S. Highway No. 31 and the Northerly right of way line of Shelby County Road No. 68; thence turn a deflection angle of 80 deg. 24 min. 10 sec. to the left and run Southeasterly along the said Northerly line of said Shelby County Road No. 68 a distance of 196.85 feet to a point; thence turn a deflection angle of 99 deg. 41 min. 18 sec. to the left and run Northeasterly a distance of 361.32 feet to a point; thence turn a deflection angle of 103 deg. 58 min. 40 sec. to the left and run Westerly a distance of 199.50 feet to the point of beginning; being situated in Shelby County, Alabama.