


\$ 6500

THIS INSTRUMENT WAS PREPARED BY:  
WALLACE, ELLIS, FOWLER & HEAD  
P O BOX 587  
COLUMBIANA, AL 35051

SEND TAX NOTICE TO:  
Frank C. Ellis, III, LLC  
Post Office Box 1177  
Columbiana, AL 35051

**CORPORATION FORM WARRANTY DEED**  
**STATE OF ALABAMA**  
**SHELBY COUNTY**

  
20090909000345720 1/2 \$20.50  
Shelby Cnty Judge of Probate, AL  
09/09/2009 01:32:45 PM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of Ten and no/100-----  
-----Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor in hand  
paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, **WEST COLLEGE  
INVESTORS, LLC**, an Alabama Limited Liability Company (herein referred to as grantor) does grant,  
bargain, sell and convey unto **Frank C. Ellis, III, LLC**, (herein referred to as GRANTEE) the following  
described real estate situated in Shelby County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description.

Subject to 2009 property taxes and subsequent years and all easements, restrictions,  
reservations, provisions, covenants, building set-back line and right of way of record.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been  
made by preparer of deed.)

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

And Grantor does for itself, its successors and assigns, covenant with the said GRANTEE, its  
successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all  
encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as  
aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said  
GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, Grantor has, by its Managing Members, hereunto set its hand and  
seal, this 9<sup>th</sup> day of September, 2009.

**WEST COLLEGE INVESTORS, LLC,**  
an Alabama Limited Liability Company

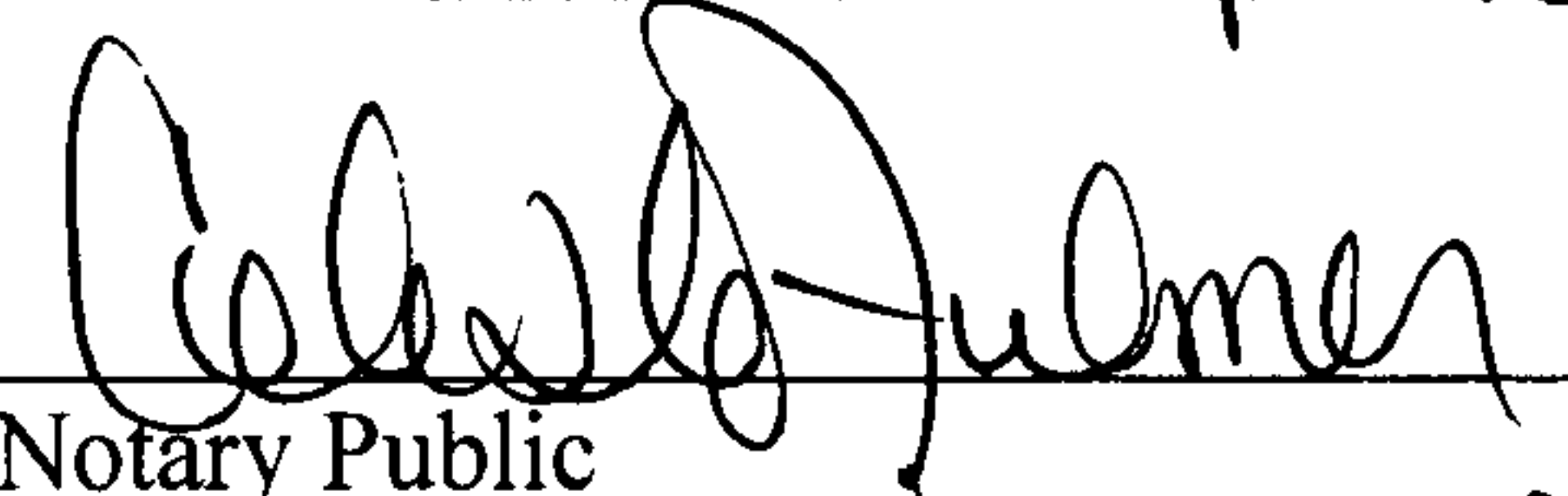
BY:   
Shannon Kilgore - Managing Member

BY:   
Frank C. Ellis, III - Managing Member

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify  
that Shannon Kilgore and Frank C. Ellis, III, whose names as Managing Members of West College  
Investors, LLC, an Alabama Limited Liability Company, are signed to the foregoing instrument and  
who are known to me, acknowledged before me, on this day, that, being informed of the contents of  
such instrument, they, as such Managing Members and with full authority, executed the same  
voluntarily for and as the act of said Limited Liability Company, and that such instrument is executed as  
required by the Articles of Organization and Operating Agreement and that same have not been  
modified or amended.

Given under my hand and official seal, this the 9<sup>th</sup> day of September, 2009.

  
Notary Public  
My Commission Expires: 10-6-12



20090909000345720 2/2 \$20.50  
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EXHIBIT "A"  
LEGAL DESCRIPTION

A parcel of land situated in or near the SW corner of the NW 1/4 of NW 1/4 of Section 26, Township 21, Range 1 West, and described as commencing at the SW corner of the NW 1/4 of NW 1/4 of Section 26, Township 21, Range 1 West and run North 85 degrees 30 minutes East 150 feet along the center of the Old Columbiana-Saginaw cut off road; thence North 72 degrees East, 290.6 feet along the middle of said road to a culvert, said point being designated herein as reference point "A"; thence North 11 degrees 15 minutes West 328.2 feet, more or less, to a point 10.0 feet South of the Southern line of the Right of Way of the Southern Railroad; thence South 53 degrees 50 minutes West parallel with the South line of said Right of Way 90.0 feet to the point of beginning of the parcel herein described, said point being 10.0 feet South of the Southern line of said Right of Way of said Railroad; thence continue parallel with said Southern Line of Right of Way of Southern Railroad 85.0 feet, said point being 10.0 feet South of the Southern line of said Right of Way of said Railroad; thence run in a Southerly direction 210 feet, more or less, to a point on the center of the Old Columbiana-Saginaw cut off road which is 195.0 feet measured in a Westerly direction from said reference point "A" along the center line of said road; thence in a Easterly direction along the center of said Old Columbiana-Saginaw cut off road 97.0 feet; thence in a Northerly direction 215 feet, more or less, to the point of beginning. According to the survey of Robert O. Blain, Ala. Reg. No. 9789, dated November 34, 1994.