


\$ 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


20090909000345730 1/2 \$20.50
Shelby Cnty Judge of Probate, AL
09/09/2009 01:32:46 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, **S K PROPERTIES, 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:

My undivided one-half interest in and to the following described property:

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 Member, hereunto set its hand and
seal, this 9th day of September, 2009.

S K PROPERTIES, LLC,
an Alabama Limited Liability Company

BY: 
Shannon Kilgore - 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, whose name as Managing Member of S K Properties, LLC, an Alabama Limited
Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before
me, on this day, that, being informed of the contents of such instrument, he, as such Managing Member
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 9th day of September, 2009.

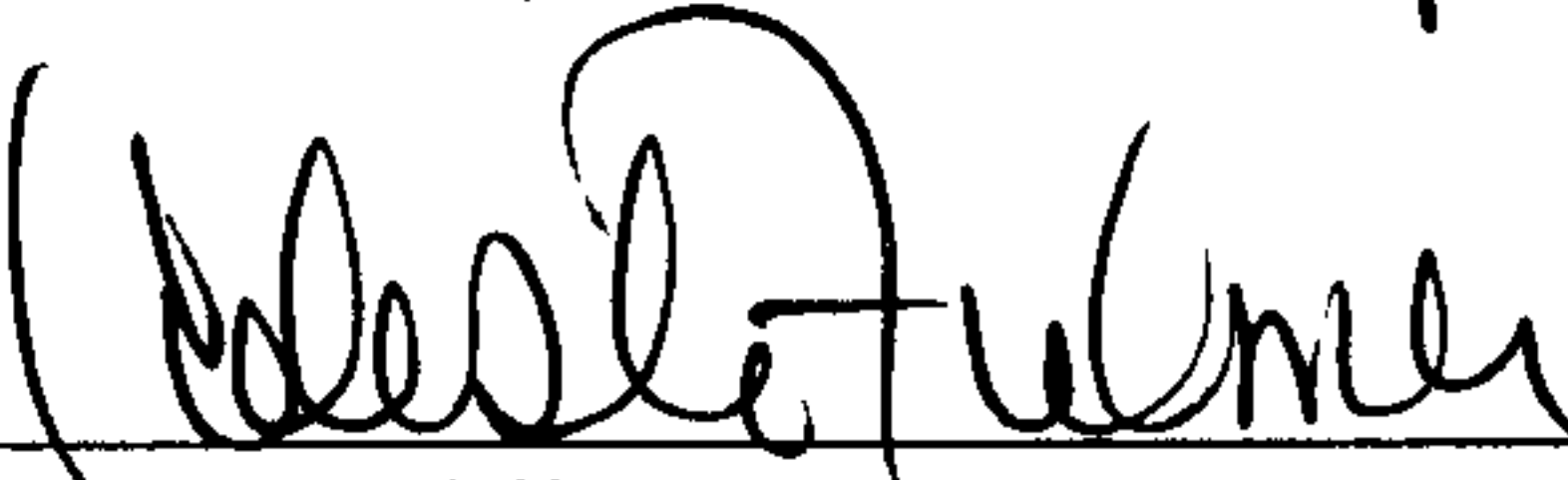

Notary Public
My Commission Expires: 10-6-12

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NW corner of Section 26, Township 21 South, Range 1 West; thence run Southerly along the West boundary line of said Section 26 for a distance of 1306.89 feet to a point on the Southeast 50-foot right of way line of Southern Railway which is the point of beginning of the parcel of land herein described; thence turn an angle of 55 degrees 55 minutes 02 seconds to the right and run Southwesterly along said right of way line for a distance of 79.97 feet to a point; thence turn an angle of 111 degrees 40 minutes 36 seconds to the left and run Southeasterly along the North boundary line of the old Columbiana-Saginaw Road (abandoned) for a distance of 52.97 feet; thence turn an angle of 14 degrees 11 minutes 32 seconds the left and continue along said North boundary line of the Old Columbiana-Saginaw road, for a distance of 61.67 feet to a point on the Northwest 40-foot right of way line of Alabama Highway No. 70; thence turn an angle of 33 degrees 32 minutes 21 seconds to the left and run Northeasterly along a chord of a curve to the left, said curve being concave Northerly and having a radius of 1392.39 feet and a central angle of 0 degrees 39 minutes 33 seconds, for a distance of 16.02 feet to a concrete right of way monument; thence turn an angle of 0 degrees 19 minutes 49 seconds to the left and run Northeasterly along said right of way line for a distance of 124.17 feet to a point; thence turn an angle of 81 degrees 50 minutes 58 seconds to the left and run Northerly a distance of 168.08 feet to a point on the aforementioned Southeast 50-foot right of way line of Southern Railway; thence turn an angle of 118 degrees 24 minutes 44 seconds to the left and run Southwesterly along said right of way line for a distance of 187.18 feet to the point of beginning.

Said parcel of land is lying in the NW 1/4 of NW 1/4, and SW 1/4 of NW 1/4, Section 26, and the NE 1/4 of NE 1/4, and SE 1/4 of NE 1/4, Section 27, all in Township 21 South, Range 1 West, Shelby County, Alabama.

According to survey of Lewis H. King, Jr., RLS #12487, dated February 26, 1987.