

This instrument was prepared by:

Albert F. Thomasson
3900 Montclair Road, Suite 200
Birmingham, AL 35213


20091218000463920 1/4 \$81.00
Shelby Cnty Judge of Probate, AL
12/18/2009 01:55:41 PM FILED/CERT

SEND TAX NOTICE TO:

Albert F. Thomasson
3900 Montclair Road, Suite 200
Birmingham, AL 35213

STATE OF ALABAMA}
SHELBY COUNTY }

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TEN DOLLARS and other good and Valuable consideration** to the undersigned grantor or grantors, **BEACHCROFT PROPERTIES LIMITED PARTNERSHIP, LLLP, a Delaware limited liability limited partnership**, (herein referred to as Grantors, whether one or more), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTORS do grant, bargain, sell, and convey unto **ALBERT F. THOMASSON** (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY County, Alabama:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to:

Ad valorem taxes for 2009 and subsequent years not yet due and payable. Existing covenants and restrictions, easements, building lines, and limitations of record.

The preparer of this instrument makes no representations as to the status of the title of the property conveyed herein.

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

And I/we do for myself/ourselves, and for my/our heirs, executors and administrators, covenant with said GRANTEE their heirs and assigns, that I am/we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that I/we have a good right to sell and convey the same as aforesaid, and that I/we will and my/our heirs, executors and administrators 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, I/we have hereto set my/our hand(s) and seal(s), this the 10th day of December, 2009.

BEACHCROFT PROPERTIES LIMITED
PARTNERSHIP, LLLP


Albert F. Thomasson, Managing Member
Of SANDAL Partners, LLC, the General Partner

State of Alabama
Deed Tax : \$81.00

STATE OF ALABAMA}
JEFFERSON COUNTY }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Albert F. Thomasson, whose name as Managing Member of SANDAL PARTNERS, LLC, a Delaware limited liability company, 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, he, as such Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the 10th day of December, 2009.


Notary Public

My commission expires: 12/13/2011

EXHIBIT "A"

PARCEL I:

Begin at the Northeast corner of the SE 1/4 of NE 1/4 of Section 9, Township 21 South, Range 3 West, run 364.25 feet south along the east line of said quarter quarter section; thence turn an angle of 90 degrees 10 minutes 30 seconds right and run in a westerly direction 2503 feet more or less, to the southeast corner of Doctor Frank Abernathy's property, thence turn 86 degrees 20 minutes 49 seconds right and run northerly 966.64 feet, more or less, along the east line of said Doctor Abernathy's property to the Northeast corner of said property, thence turn 93 degrees 41 minutes 49 seconds right and run 1449.00 feet, more or less, thence turn 74 degrees 00 minutes left and run 89.70 feet, more or less, thence turn 106 degrees 09 minutes right and run 1288.49 feet, more or less, to the point of beginning; containing 49.5 acres, more or less, and being situated in the North 1/2 of Section 9, Township 21 South, Range 3 West.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

Beginning at the Northeast corner of the SE 1/4 of NE 1/4 of Section 9, Township 21 South, Range 3 West, run 364.25 feet South along the east line of said quarter quarter section; thence turn 90 degrees 10 minutes 30 seconds right and run 2328 feet, thence turn 90 degrees 00 minutes right and run 713 feet, thence turn 30 degrees 00 minutes right and run 300 feet, more or less, to the eastward projection of Doctor Abernathy's north line, thence turn eastward along the projection of Doctor Abernathy's north line and run 1067 feet more or less, thence turn 74 degrees 00 minutes left and run 89.70 feet, thence turn 106 degrees 09 minutes right and run 1288.49 feet, more or less, to the point of beginning.


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EXHIBIT "A" (con't)

PARCEL II:

Description of a parcel of land situated in the North half of Section 9, Township 21 South, Range 3 West of the Huntsville Principal Meridian, Shelby County, Alabama, more particularly described as follows.

Begin at the Southwest corner of the southwest quarter of the northeast quarter of said Section 9 and from there run thence easterly along the south line of said quarter-quarter section 1132.00 feet to a point; thence turn an angle to the left of 117 degrees 00 minutes 00 seconds and run northwesterly 425.00 feet to a point; thence turn an angle to the left of 57 degrees 30 minutes 00 seconds and run westerly 178.00 feet; thence turn an angle to the right of 120 degrees 00 minutes 00 seconds and run northeasterly 90.00 feet to a point; thence turn an angle to the left of 13 degrees 39 minutes 16 seconds and run northeasterly 164.74 feet to a point; thence turn an angle to the right of 66 degrees 22 minutes 09 seconds and run easterly 125.00 feet to a point; thence turn an angle to the left of 90 degrees 00 minutes 00 seconds and run northerly 186.00 feet to a point; thence turn an angle to the right of 90 degrees 00 minutes 00 seconds and run easterly 3.08 feet to a point; thence turn an angle to the left of 90 degrees 00 minutes 00 seconds and run northerly 151.08 feet to a point on the south line of Eaglewood Estates, First Sector, feet distant from the southeast corner of 5 therein, as shown on a map thereof recorded among the Judge of Probate Records, Shelby County, Alabama, in Map Book 7, at Page 45; thence turn an angle to the left of 88 degrees 14 minutes 33 seconds and run westerly along said south line of said Eaglewood Estates, First Sector 670.00 feet to the northeast corner of Lot 16, Eaglewood Estates, Third Sector, as shown on a map thereof recorded among said Judge of Probate Records of Shelby County, Alabama, in Map Book 7, at Page 92; thence turn an angle to the left of 90 degrees 00 minutes 00 seconds and run southerly 170.00 feet to the southeast corner of said Lot 16; thence turn an angle to the right of 90 degrees 00 minutes 00 seconds and run westerly along the south boundary of said Eaglewood Estates, Third Sector 840.00 feet to the northeast corner of Lot 26, Corsentino's Addition to Eaglewood Estates, Fourth Sector, First Phase, as shown on a map thereof recorded among said Judge of Probate Records, Shelby County, Alabama, in Map Book 8, at Page 17; thence turn an angle to the left of 85 degrees 00 minutes 00 seconds and run southerly along the east line of said Lot 26, 128.00 feet to the northeast corner of Lot 27 of said Corsentino's Addition to Eaglewood Estates thence turn an angle to the right of 5 degrees 00 minutes 00 seconds, and run southerly, along the east line of said Lot 27, 120.0 feet to the northerly right-of-way line of Eagle Drive at the intersection thereof with the southeast corner of said Lot 27, thence turn an angle to the right of 4 degrees 45 minutes 49 seconds and run southerly along the easterly limit of said Eagle Drive 60.22 feet to the northeast corner of Lot 128 of said Corsentino's Addition to Eaglewood Estates; thence turn an angle to the left of 9 degrees 03 minutes 42 seconds and run southerly, along the east line of said Lot 128, 153.84 feet to the southeast corner of said Lot 128; thence turn an angle to the left of 35 degrees 40 minutes 17 seconds and run easterly 521.00 feet to a point, thence turn an angle to the right of 80 degrees 56 minutes 00 seconds and run southerly 331.13 feet to the point of beginning.



EXHIBIT "A" (con't)

PARCEL II (con't):

LESS AND EXCEPT THE FOLLOWING:

Description of a parcel of land deeded to Mr. Corsentino. Said parcel being situated in the south half of the northwest quarter of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

From the southeast corner of said northwest quarter run thence in a northerly direction along the east line of said quarter section for a distance of 331.13 feet to an iron pin; thence run west and parallel to the south line of said quarter section for a distance of 521.00 feet to the point of beginning of the parcel herein described; thence continue westward on the same course as before for a distance of 796.34 feet to a point on the west line of the southeast quarter of northwest quarter of said Section 9; thence run in a northerly direction along the west line of said quarter-quarter section for 102 feet; thence turn an angle to the left of 88 degrees 55 minutes and run in a westerly direction for a distance of 240 feet more or less to the east right-of-way line of county highway 17; thence run in a northerly direction along said east right-of-way line for a distance of 350 feet more or less to the southwest corner of Lot 1, Eaglewood Estates, 3rd Sector as recorded in Map Volume 7 on Page 92 in the Office of the Judge of Probate of Shelby County, Alabama; thence run in an easterly direction along the south line of said Eaglewood Estates, 3rd Sector, for a distance of 1039.21 feet to the southeast corner of Lot 10 of said Eaglewood Estates, 3rd Sector; thence turn an angle to the right of 95 degrees 00 minutes and run in a southerly direction for a distance of 128.00 feet; thence turn an angle to the left of 5 degrees 00 minutes and run in a southerly direction for a distance of 120.0 feet; thence turn an angle to the right of 4 degrees 45 minutes 49 seconds and run in a southerly direction for a distance of 60.21 feet; thence run in a southerly direction 145 feet more or less to the point of beginning.

THE ABOVE DESCRIPTION IS THE SAME DESCRIPTION CONVEYED TO THE GRANTOR, ALBERT F. THOMASSON, BY DEED RECORDED IN BOOK 335, PAGE 96, BEING MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A" THEREOF AS PARCEL 9 ON PAGE 13 OF SAID DEED, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.



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