

Shelby County, AL 12/29/2009

State of Alabama
Deed Tax : \$250.00

250.00

SEND TAX NOTICES TO:
Kenneth A. Beil
110 Westover Rd
P.O. Box 549
Harpersville, AL 35078-0549

STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL WARRANTY DEED

THIS IS A GENERAL WARRANTY DEED executed on the dates herein stated below and delivered as of December 14, 2009 by **KENNETH A. BEIL** as managing member, **KARL D. BEIL** as member manager, **LISA A. BEIL** as member manager, of Beil Properties, LLC, (hereinafter referred to as the "Grantor"), to **KENNETH A. BEIL** (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the Grantee to the Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Grantor, Grantor does by these presents grant, bargain, sell and convey unto the Grantee the real estate described hereto and located in Shelby County, Alabama (the "Property"):

All that part of the SW ¼ of the NE ¼ of Section 30, Township 19 South, Range 2 East lying North of New U.S. Highway 280 and South of Old (Florida Short Route) U.S. Highway 280, being situated in Shelby County, Alabama.

The SW ¼ of SE ¼, Section 19, Township 19 South, Range 2 East. Also an easement 70.0 feet in width, 35 feet on each side of a center line described as: Commence at the NW corner of Section 30, Township 19 South, Range 2 East and run thence East along the North line of said Section 30 a distance of 1601.90 feet to the West right of way line of Old (Florida Short Route) U.S. highway 280; thence turn an angle of 83 deg. 12 min. to the right and run along said right of way line a distance of 197.40 feet; thence turn an angle of 2 deg. 58 min to the left and run a distance of 337.10 feet to a point on said right of way line; thence turn an angle of 47 deg. 31min. to the left and run a distance of 193.48 feet to a point on the East right of way of Old (Florida Short Route) U.S. Hwy 280 and the point of beginning; thence turn an angle of 53 deg. 28 min to the left and run a distance of 75.32 feet; thence turn an angle of 11 deg. 26 min. to the left and run a distance of 399.13 feet; thence turn an angle of 53 deg. 28 min. to the left and run a distance of 404.13 feet; thence turn an angle of 80 deg. 13 min. to the right and run a distance of 340.14 feet to a point on the east line of the NE 1/4 of the NW ¼ of Section 30, Township 19 South, Range 2 East, which point is 35.00 feet south from the northeast corner and the point of ending. Also an easement 70.00 feet in width, 35.00 feet on each side of a centerline described as: Commence at the NW corner of NW 1/4 of the NE ¼ of Section 30, Township 19 South, Range 2 East; thence run south a distance of 35.00 feet to the point of beginning; thence turn an angle of 148 deg. 30 min. to the left and run a distance of 66.99 feet to the point of ending, which point is 57.11 feet east of the NW corner of the NW1/4 of the NE1/4 of said section 30 situated in Shelby County, Alabama.

All that part of the W 1/2 of the NE ¼ of Section 30, Township 19 South, Range 2 East, which lies North of Florida Short Route ("Old") U.S. Highway 280 right of way except an easement conveyed to Weeks and Starcher as described in Deed Book 234, page 48 in the Probate Office of Shelby County, Alabama.



20091229000471470 1/3 \$267.00
Shelby Cnty Judge of Probate, AL
12/29/2009 09:01:09 AM FILED/CERT

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in anywise appertaining, and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding the property.

This conveyance is subject to the following:

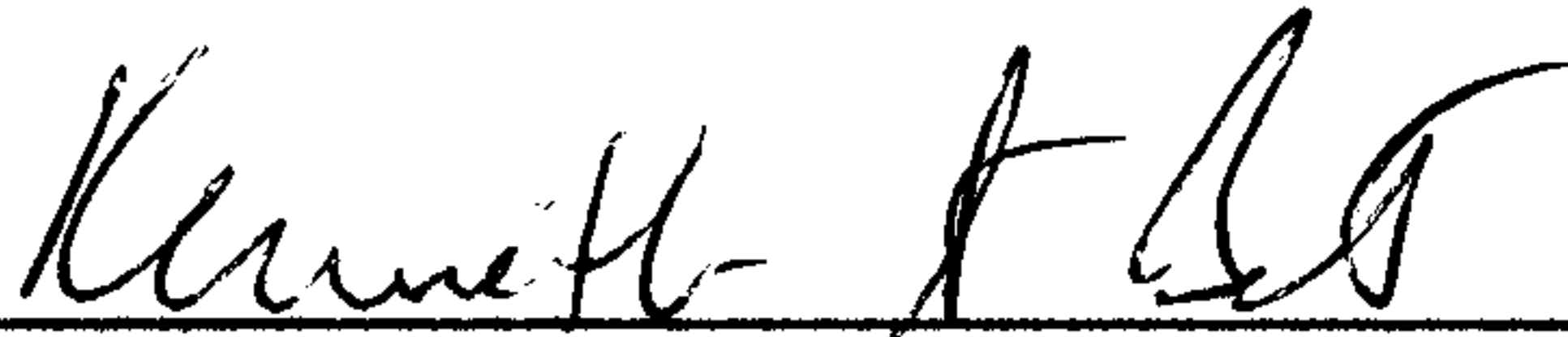
1. Ad Valorem taxes for tax year 2009 and subsequent years;
2. Mortgages, easements, restrictions, set back lines, rights of way and other limitations, if any, of record.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns, forever.

This Warranty Deed has been prepared without the benefit of a title search.

The Grantor does for himself, and his successors and assigns, covenant with the said Grantee, its successors and assigns, that the Grantor is lawfully seized in fee simple of the Property; that the Property is free from all encumbrances unless otherwise noted above; that the Grantor has a good right to sell and convey the same as aforesaid; that the Grantor will and the Grantor's 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, the Grantor has caused this General Warranty Deed to be executed on the date stated below, and delivered as of December 14, 2009.



KENNETH A. BEIL, Managing Member of Beil Properties, LLC



KARL D. BEIL, Member Manager of Beil Properties, LLC

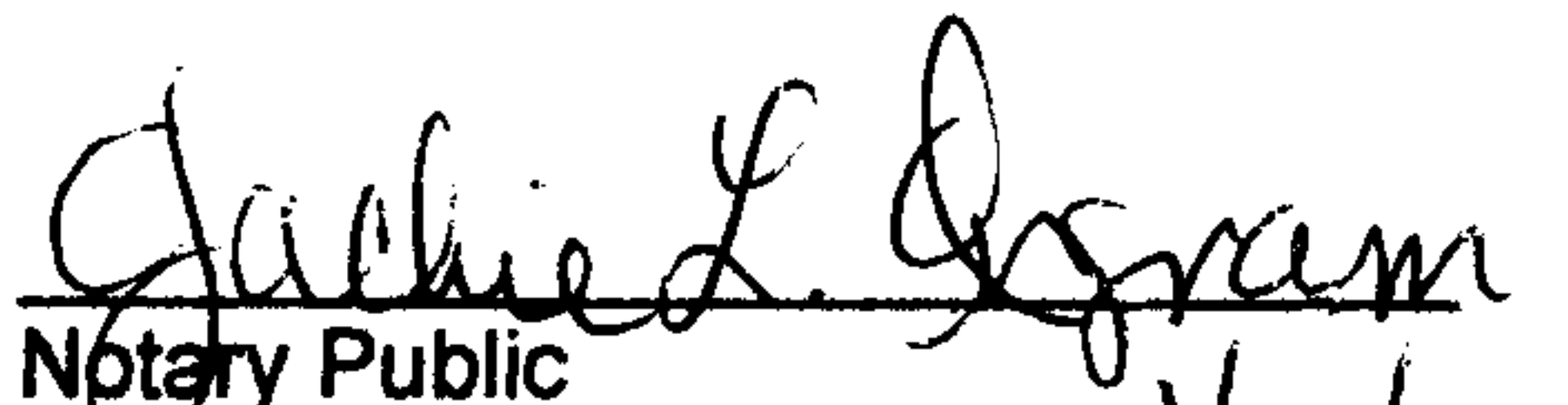


LISA A. BEIL, Member Manager of Beil Properties, LLC

STATE OF ALABAMA, SHELBY COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **KENNETH A. BEIL**, whose name as Managing Member in Beil Properties, LLC 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 the instruments, he in his capacity as such Member, executed the same voluntarily on the same day the same bears date.

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



Notary Public

My Commission Expires: 1/18/2011



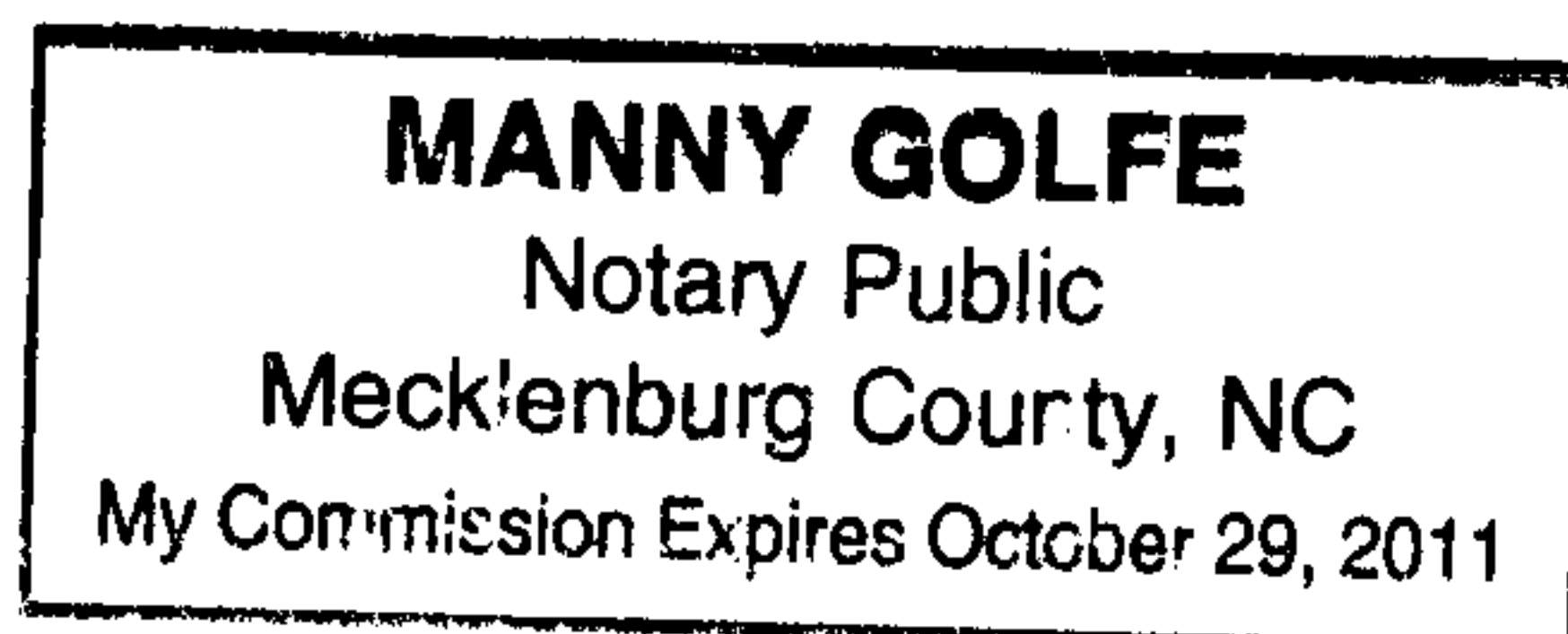
20091229000471470 2/3 \$267.00
Shelby Cnty Judge of Probate, AL
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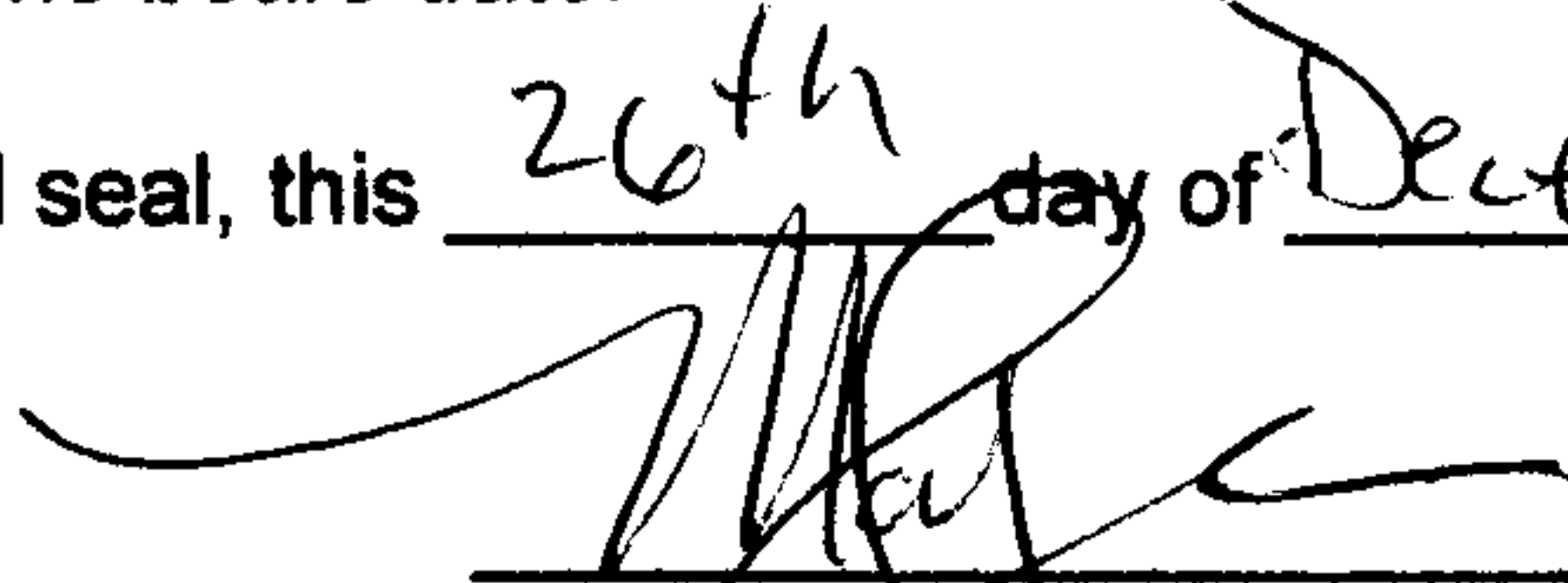
20091229000471470 3/3 \$267.00
Shelby Cnty Judge of Probate, AL
12/29/2009 09:01:09 AM FILED/CERT

STATE OF NORTH CAROLINA, MECKLENBERG COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **KARL D. BEIL**, whose name as member manager in Beil Properties, LLC 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 the instruments, he in his capacity as such Member, executed the same voluntarily on the same day the same bears date.

Given under my hand and official seal, this 26th day of December, 2009.




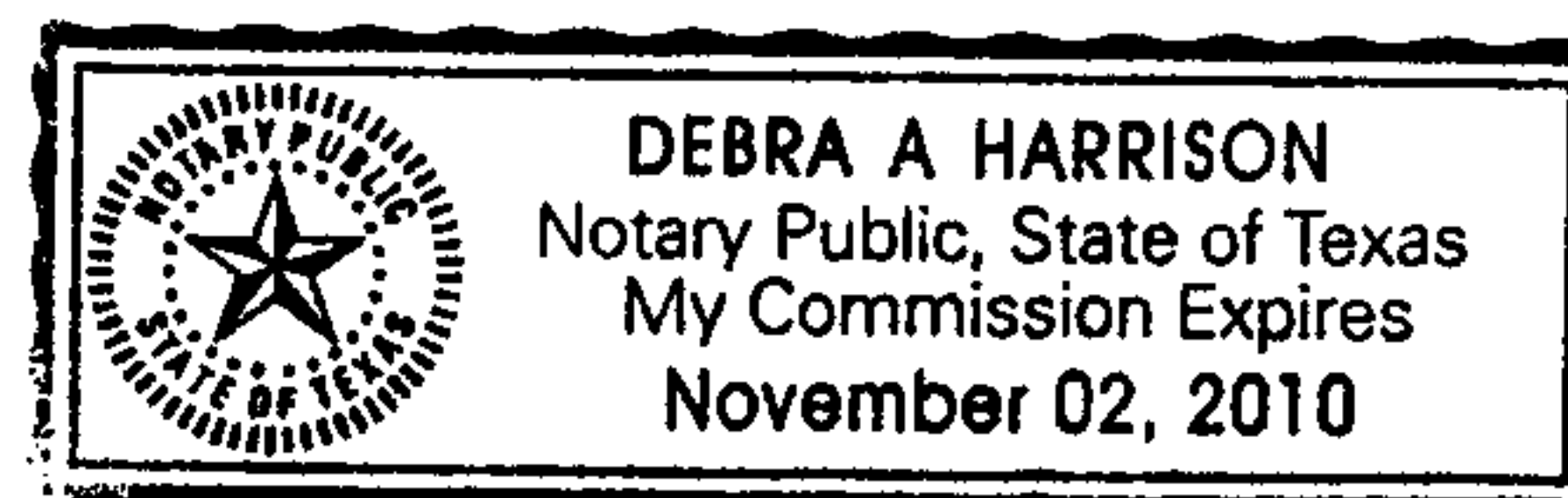

Notary Public
My Commission Expires: 10/29/2011

STATE OF TEXAS, HARRIS COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **LISA A. BEIL**, whose name a member manager in Beil Properties, LLC 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 the instruments, he in his capacity as such Member, executed the same voluntarily on the same day the same bears date.

Given under my hand and official seal this 22nd day of December, 2009


Notary Public
My Commission Expires 11-2-10



RECORDED DOCUMENT RETURNED TO:

Kenneth A. Beil
110 Westover Road
P.O. Box 549
Harpersville, AL 35078-0549