

20100216000046060 1/2 \$224.00  
Shelby Cnty Judge of Probate, AL  
02/16/2010 02:57:09 PM FILED/CERT

\$ 210,000.00

**WARRANTY DEED**

Shelby County, AL 02/16/2010  
State of Alabama  
Deed Tax : \$210.00

**STATE OF ALABAMA )  
COUNTY OF SHELBY )**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Five Hundred Dollars (\$500.00) and other goods and valuable consideration, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt where is acknowledged, **Mark A. Waddell and wife, Debra L. Waddell** (herein referred to as Grantors, whether one or more), grant, bargain, sell and convey unto **Waddell Brothers, LLC** (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of the Southeast ¼ of the Southwest 1/4 of Section 23, Township 21 South, Range 1 East; thence run Easterly along the North line thereof for 65.0 feet; thence 90 degrees 11 minutes 00 seconds right Southerly 202.02 feet; thence 90 degrees 00 minutes left run Easterly 161.00 feet; thence 90 degrees 00 minutes right, run Southerly 20.0 feet; thence 90 degrees 00 minutes left, run Easterly 399.69 feet; thence 89 degrees 54 minutes 40 seconds right run southerly 106.18 feet to the point of beginning; thence continue southerly 150 feet; thence turn an angle to the left of 89 degrees 43 minutes 40 seconds and run in an easterly direction for 883.70 feet to a point on the westerly right of way of Paradise Cove Lane; thence run in a northerly direction along the West line of Paradise Cove Lane a distance of 151.32 feet; thence turn an angle to the left and run westerly parallel to the North line of the above described 1/4-1/4 section 842 feet to the point of beginning.  
Situated in Shelby County, Alabama.

Mineral and mining rights excepted.

**SUBJECT TO:**

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said grantees, his, her or their heirs and assigns forever.

And I (we) do for myself and for my heirs, executors and administrators, covenant with said grantees, his, her or 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 stated above; that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, his, her or their heirs and

assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand and seal on this the

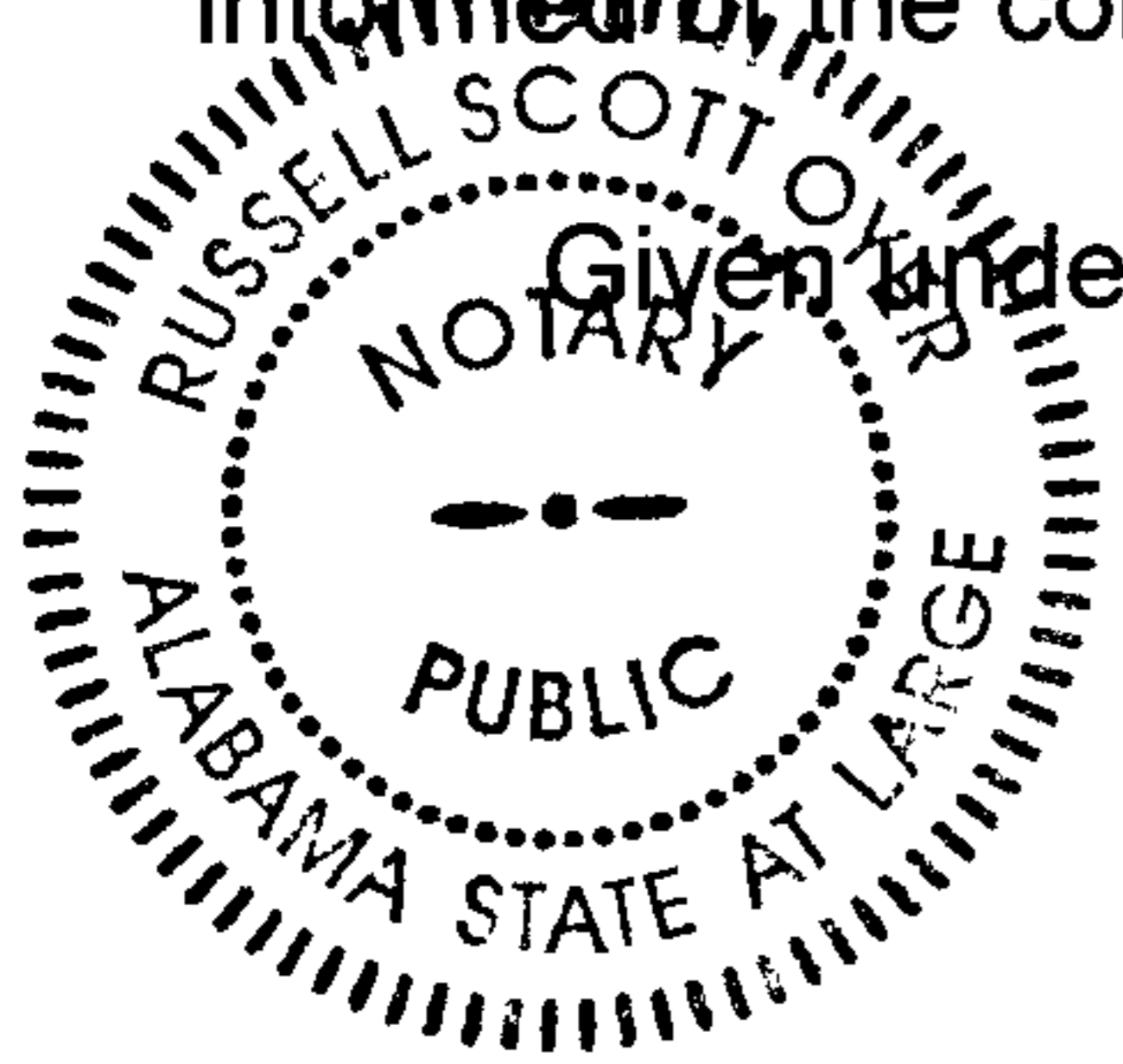
27<sup>th</sup> day of January, 2010.

Mark A. Waddell  
Mark A. Waddell, Grantor

Debra L. Waddell  
Debra L. Waddell, Grantor

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, R. Scott Oyer, a Notary Public in and for said County in said State, hereby certify that **Mark A. Waddell** 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 this instrument, he executed the same voluntarily.



Given under my hand and official seal this the 27<sup>th</sup> day of January, 2010.

R. Scott Oyer  
Notary Public  
My Commission Expires March 26, 2013  
NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, Kim M. Foster, a Notary Public in and for said County in said State, hereby certify that **Debra L. Waddell** 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 this instrument, she executed the same voluntarily.

Given under my hand and official seal this the 4<sup>th</sup> day of February, 2010.

Kim M. Foster  
Notary Public  
My Commission Expires: 12-28-2010