


This instrument was prepared by:  
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**Columbiana, AL 35051**

  
20100217000047090 1/2 \$16.50  
Shelby Cnty Judge of Probate, AL  
02/17/2010 01:50:41 PM FILED/CERT

Send Tax Notice to:

## WARRANTY DEED

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

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWO THOUSAND THREE HUNDRED DOLLARS and NO/00 (\$2,300.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **RNB PROPERTIES, LLC, By: Randy Goodwin, as managing member (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **John R. Matthews (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:**

1. Ad valorem taxes due and payable October 1, 2010.
2. Easements, restrictions, rights of way, and permits of record.

This property constitutes no part of the homestead of the Grantors.

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

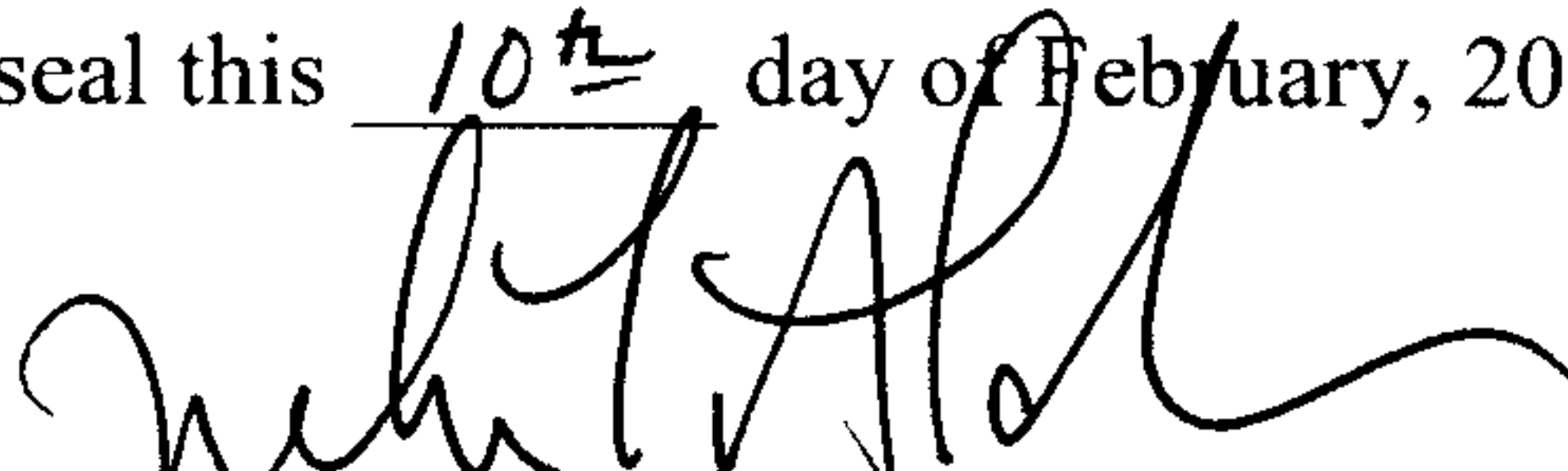
**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 10<sup>th</sup> day of February, 2010.

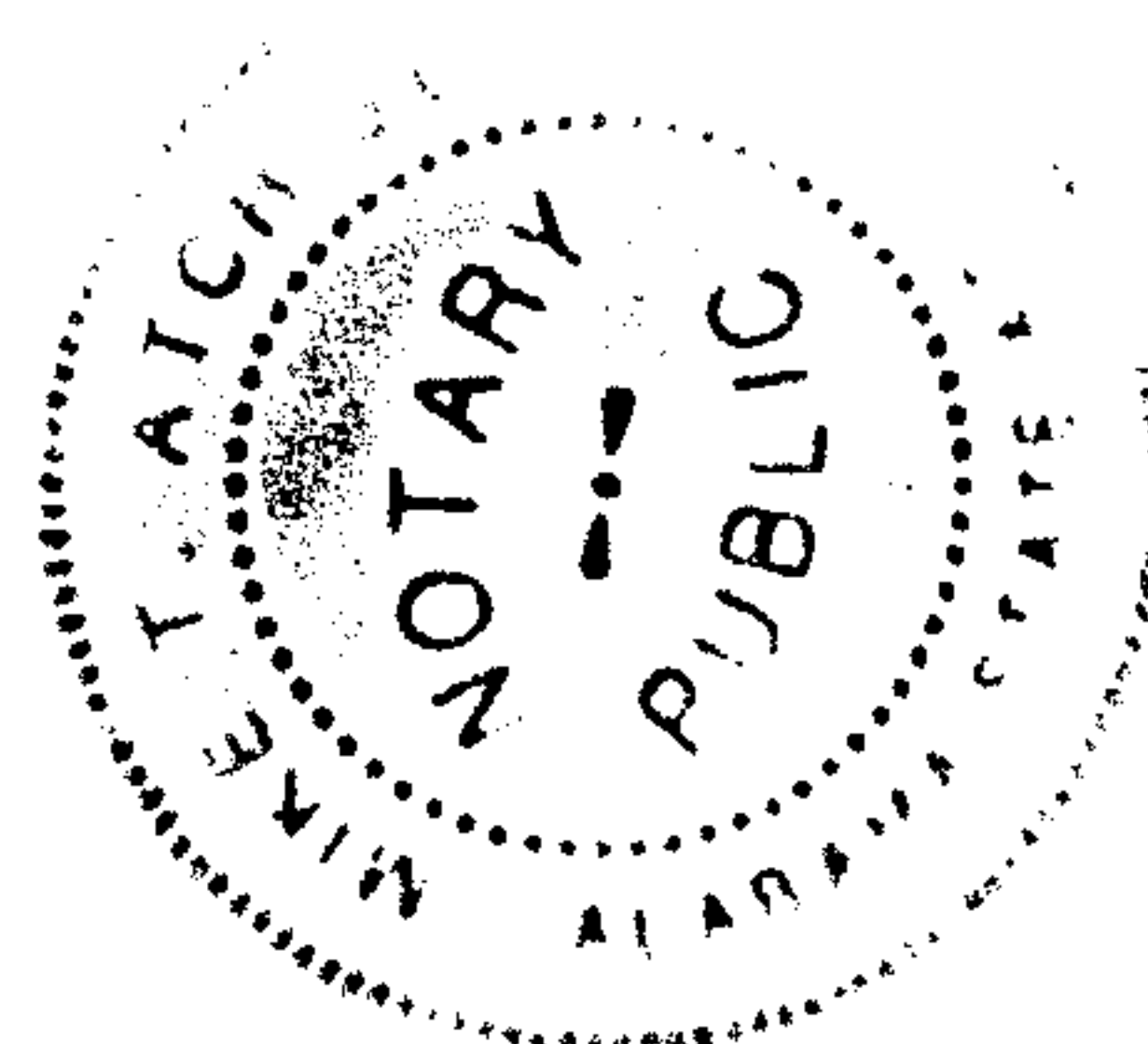
  
\_\_\_\_\_  
RNB Properties, LLC  
By: Randy Goodwin, as Managing Member

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

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **RNB Properties LLC, By: Randy Goodwin, as Managing Member**, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10<sup>th</sup> day of February, 2010.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 10-16-12



Shelby County, AL 02/17/2010

State of Alabama

Deed Tax : \$2.50

## EXHIBIT A



20100217000047090 2/2 \$16.50  
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Tract 2:

A parcel of land situated in the Southwest Quarter of the Southeast Quarter of Section 5, Township 24 North, Range 13 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 5; thence run South 85 degrees 35 minutes 58 seconds East along the South line of said Quarter a distance of 843.41 feet to a found ½-inch capped rebar (CONN PLS#9049); thence North 01 degrees 26 minutes 33 seconds East a distance of 160.67 feet to a found ½-inch capped rebar (CONN PLS#9049) and the point of beginning; thence North 85 degrees 35 minutes 52 seconds West a distance of 333.68 feet to a 5/8-inch capped rebar set (SMW CA-627-LS) lying on the Easterly right of way of Jackson Square; thence North 13 degrees 51 minutes 12 seconds East along said right of way a distance of 82.35 feet to a found ½-inch capped rebar (CONN PLS#9049); thence South 85 degrees 34 minutes 12 seconds East a distance of 316.38 feet to a found ½-inch capped rebar (CONN PLS#9049); thence South 01 degrees 44 minutes 12 seconds West a distance of 81.16 feet to the point of beginning.