

Send tax notice to:

RALPH E. BLAIR  
2171 HIGHWAY 32  
COLUMBIANA, AL, 35051

STATE OF ALABAMA  
Shelby COUNTY

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Executive Real Estate Group, LLC  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

2010042

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Forty-Five Thousand and 00/100 Dollars (\$345,000.00) in hand paid to the undersigned, JOHN STRENGTH and LOUISE T. STRENGTH, Husband and Wife (hereinafter referred to as "Grantor") by RALPH E. BLAIR (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

TRACT 1: A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


COMMENCING AT A 2" CRIMPED PIPE FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE NORTH 00 DEGREES 13 MINUTES 20 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 1332.21 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE NORTH 89 DEGREES 56 MINUTES 45 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 71.77 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER CA 0502", AT THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 56 MINUTES 45 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 822.55 FEET, TO A 1/2" REBAR SET WITH A CAP STAMPED "S. WHEELER CA 0505" ON THE WEST RIGHT OF WAY OF COUNTY HIGHWAY NUMBER 432; THENCE NORTH 8 DEGREES 33 MINUTES 37 SECONDS EAST, ALONG THE SAID RIGHT OF WAY, A DISTANCE OF 172.52 FEET TO A POINT; THENCE NORTH 6 DEGREES 47 MINUTES 54 SECONDS EAST, ALONG THE SAID RIGHT OF WAY, A DISTANCE OF 37.50 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER CA 0502"; THENCE SOUTH 89 DEGREES 56 MINUTES 45 SECONDS WEST, A DISTANCE OF 853.47 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER CA 0502"; THENCE SOUTH 00 DEGREES 13 MINUTES 20 SECONDS EAST, A DISTANCE OF 207.80 FEET TO THE POINT OF BEGINNING.

TRACT 2: A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 20, SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 2" CRIMPED PIPE, FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE NORTH 00 DEGREES 13 MINUTES 20 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 1332.21 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE NORTH 89 DEGREES 56 MINUTES 45 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 71.77 FEET TO A 1/2" REBAR FOUND, WITH A CAP STAMPED "S. WHEELER CA 0502"; THENCE NORTH 00 DEGREES 13 MINUTES 20 SECONDS WEST, A DISTANCE OF 207.80 FEET TO A 1/2" REBAR FOUND,

Shelby County, AL 03/05/2010

State of Alabama  
Deed Tax : \$345.00

  
20100305000064460 1/3 \$362.00  
Shelby Cnty Judge of Probate, AL  
03/05/2010 10:21:39 AM FILED/CERT



WITH A CAP STAMPED "S. WHEELER CA 0502", AT THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 13 MINUTES 20 SECONDS WEST, A DISTANCE OF 50.85 FEET TO A 1/2" REBAR FOUND, WITH A CAP STAMPED "S. WHEELER CA 0502"; THENCE NORTH 89 DEGREES 56 MINUTES 45 SECONDS EAST, A DISTANCE OF 859.73 FEET TO A POINT, ON THE WEST RIGHT OF WAY OF COUNTY HIGHWAY NUMBER 432; THENCE SOUTH 6 DEGREES 47 MINUTES 54 SECONDS WEST ALONG THE SAID RIGHT OF WAY, A DISTANCE OF 51.22 FEET TO A 1/2" REBAR FOUND, WITH A CAP STAMPED "S. WHEELER CA 0502"; THENCE SOUTH 89 DEGREES 56 MINUTES 45 SECONDS WEST, A DISTANCE OF 853.47 FEET TO THE POINT OF BEGINNING.

TRACT 3: A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


COMMENCING AT A 2" CRIMPED PIPE FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE NORTH 00 DEGREES 13 MINUTES 20 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 1332.21 FEET TO THE POINT OF BEGINNING AT SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE NORTH 00 DEGREES 13 MINUTES 20 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 412.10 FEET TO A 1/2" REBAR, SET IN THE CENTERLINE OF A POWER LINE RIGHT OF WAY; THENCE SOUTH 78 DEGREES 36 MINUTES 01 SECONDS EAST, ALONG SAID EASEMENT, A DISTANCE OF 772.75 FEET TO A 1/2" REBAR SET; THENCE SOUTH 89 DEGREES 56 MINUTES 45 SECONDS WEST, A DISTANCE OF 685.14 FEET TO A 1/2" REBAR FOUND, WITH A CAP STAMPED "S. WHEELER CA 0502"; THENCE SOUTH 00 DEGREES 13 MINUTES 20 SECONDS EAST A DISTANCE OF 258.65 FEET TO A 1/2" REBAR FOUND WITH A CAP STAMPED "S. WHEELER CA 0502"; THENCE SOUTH 89 DEGREES 56 MINUTES 45 SECONDS WEST, A DISTANCE OF 71.77 FEET TO THE POINT OF BEGINNING.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2009 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2010.
2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY.
3. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY, IF ANY.
4. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
5. EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT #20030219000104670 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$ -0- OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.


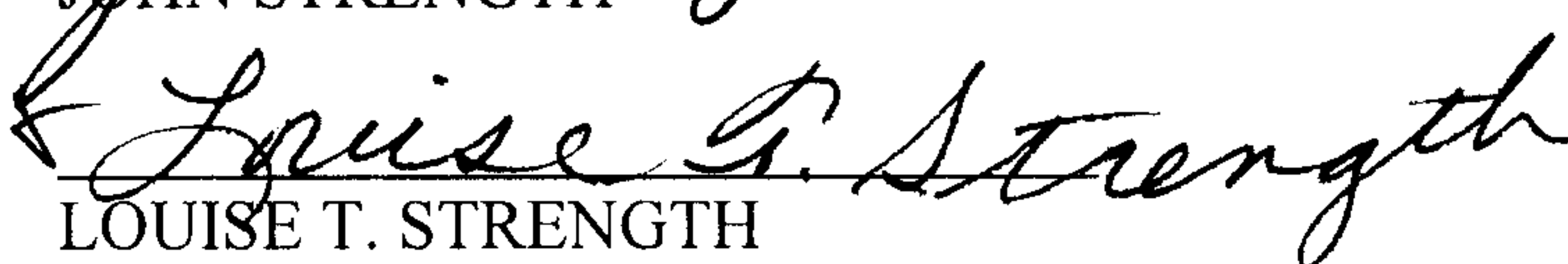
TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

  
20100305000064460 2/3 \$362.00  
Shelby Cnty Judge of Probate, AL  
03/05/2010 10:21:39 AM FILED/CERT



The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

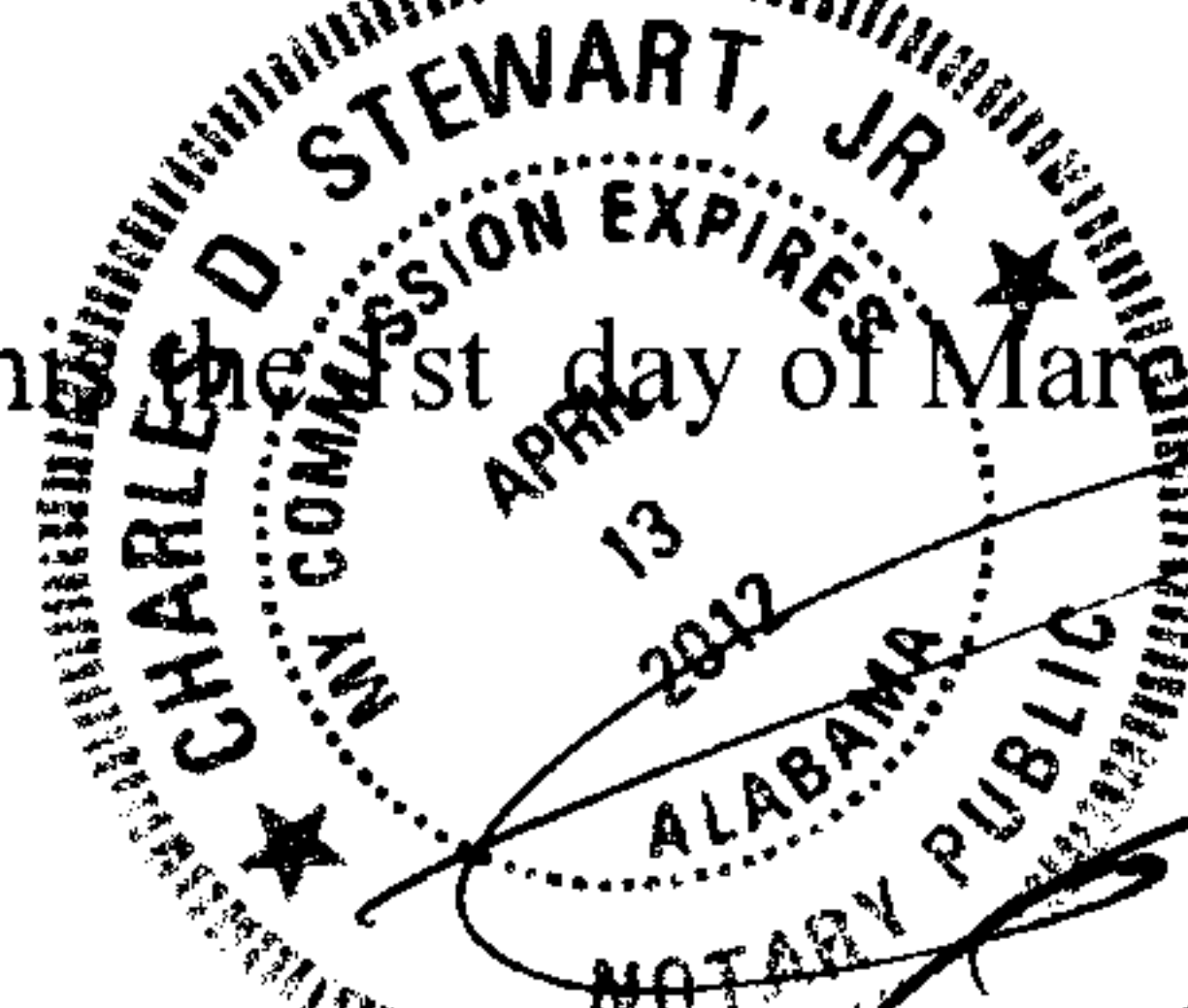
IN WITNESS WHEREOF, said Grantor, have hereunto set their hand and seal this the 1st day of March, 2010.

  
JOHN STRENGTH  
  
LOUISE T. STRENGTH

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN STRENGTH and LOUISE T. STRENGTH, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

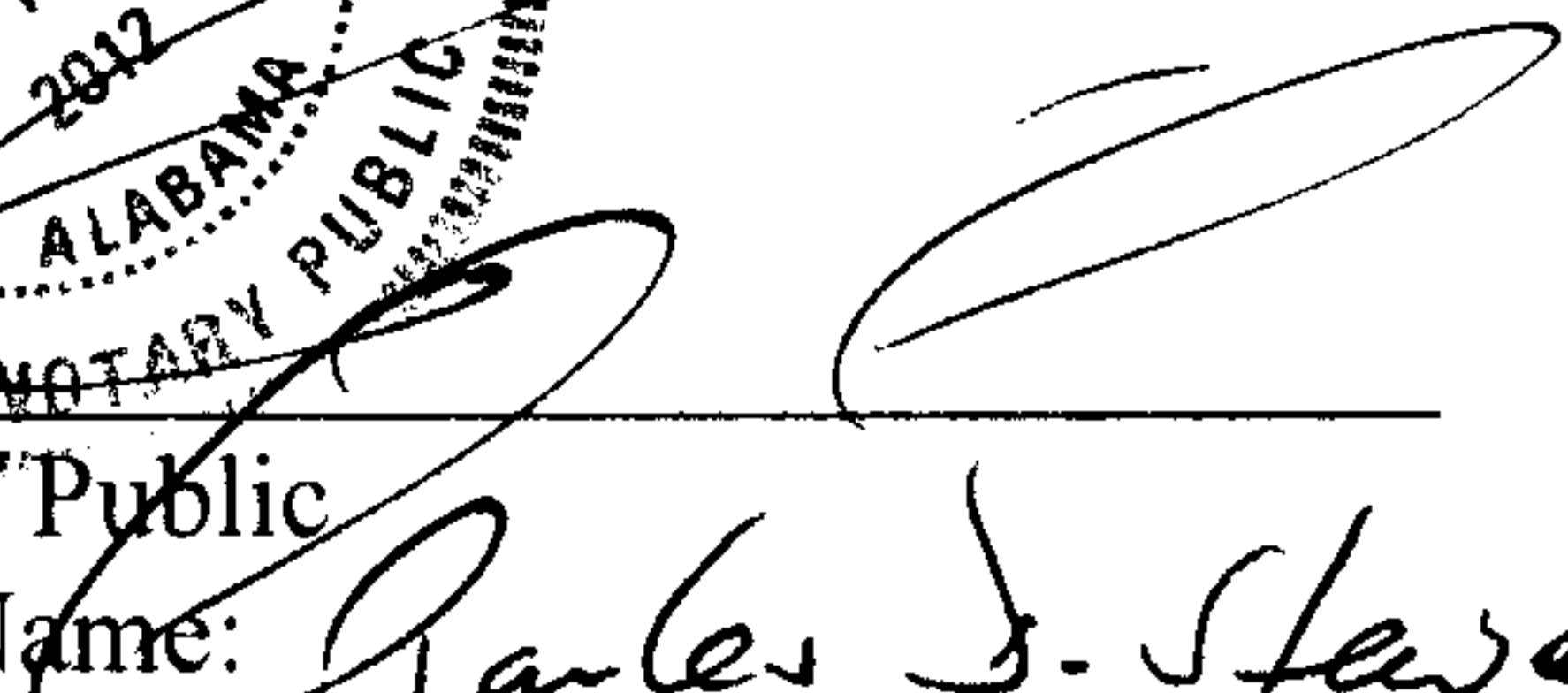
Given under my hand and official seal this 1st day of March, 2010.



Notary Public

Print Name:

Commission Expires:

  
Charles D. Stewart, Jr.  
4-13-12



20100305000064460 3/3 \$362.00  
Shelby Cnty Judge of Probate, AL  
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