



20100308000065980 1/3 \$245.50  
Shelby Cnty Judge of Probate, AL  
03/08/2010 12:10:49 PM FILED/CERT

**SEND TAX NOTICES TO:**

Willie, LLC  
71 Jackson Street  
Harpersville, AL 35078-4701

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the assumption by Grantor of that certain Mortgage dated February 4, 2008, recorded February 7, 2008 as Instrument Number 20080207000051630 in the Office of the Judge of Probate of Shelby County, Alabama, executed by Grantor to SouthCity Bank, as amended on this date, the receipt of which is hereby acknowledged, **HARPERSVILLE FAMILY MEDICINE, P.C.** (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **WILLIE, LLC** (herein referred to as "Grantees"), the real estate situated in Shelby County, Alabama, and described on Exhibit "A" attached hereto.

**TO HAVE AND TO HOLD** the described premises to Grantee, its successors and assigns forever.

**AND THE GRANTOR** will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of Grantor and all others claiming by or under Grantor.

**IN WITNESS WHEREOF**, the Grantor has signed and sealed this Deed on the 3<sup>rd</sup> day of March, 2010.

**HARPERSVILLE FAMILY MEDICINE, P.C.**

By: \_\_\_\_\_  
Print Name: Marian Leigh St. Petery  
Title: President




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STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marian Leigh St. Petery, whose name as President of Harpersville Family Medicine, P.C., a corporation, 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 said instrument, he/she, as such officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in his/her capacity as aforesaid.

Given under my hand and official seal, this the 3rd day of March, 2010.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 2/17/13

THIS INSTRUMENT PREPARED BY AND AFTER  
RECORDATION SHOULD BE RETURNED TO:

Wendy N. Hardegree  
Engel, Hairston, & Johanson P.C.  
P.O. Box 11405  
Birmingham, AL 35202  
(205) 328-4600

Shelby County, AL 03/08/2010  
State of Alabama  
Deed Tax : \$228.50

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## EXHIBIT "A"

That certain parcel of land situated in Shelby County, Alabama described as follows:

Commence at a corner in place accepted as the Northeast corner of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 33, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed North 87 degrees 6 minutes 5 seconds West along the North boundary of said  $\frac{1}{4}$   $\frac{1}{4}$  Section for a distance of 538.56 feet; thence proceed South 00 degrees 55 minutes 31 seconds West for a distance of 340.62 feet to a corner in place, said point being the point of beginning; from this beginning point continue South 00 degrees 55 minutes 31 seconds West for a distance of 120.00 feet; thence proceed South 87 degrees 38 minutes 03 seconds East for a distance of 321.61 feet to a corner in place being located on the West boundary of Jackson Street; thence proceed North 00 degrees 32 minutes 16 seconds East along the West boundary of said street for a distance of 120.16 feet to a corner in place; thence proceed North 87 degrees 39 minutes 29 seconds West for a distance of 320.79 feet to the point of beginning. The above described land is located in the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 33, Township 19 South, Range 2 East, Shelby County, Alabama.

**SUBJECT TO:** i) taxes and assessments for the year 2010, a lien but not yet payable; ii) Right-of-way granted to Alabama Power Company recorded in Book 99, Page 387; Book 99, Page 391; Book 99, Page 393; Book 99, Page 394; Book 129, Page 348; Book 146, Page 315; Book 241, Page 386 and Real Volume 157, Page 527; iii) Right-of-way granted to SHELBY County recorded in Book 114, Page 561; Book 226, Page 501; Book 226, Page 503; Book 226, Page 504; Book 281, Page 9 and Inst. No. 1997-33570; iv) Riparian rights associated with the River under applicable State and/or Federal law; and v) coal, oil, gas and mineral and mining rights which are not owned by Grantor.