

\$175,000

This instrument prepared by:
Rob Rimer
The Westervelt Company, Inc.
P. O. Box 48999
Tuscaloosa, AL 35404-8999
Source of Title: Deed Book 329, Pg 192



20100316000076870 1/5 \$198.00
Shelby Cnty Judge of Probate, AL
03/16/2010 01:12:16 PM FILED/CERT

Grantee's Address:
Shelby Investments, LLC
2464 Glasscott Point
Hoover, AL 35226

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of TEN and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by **SHELBY INVESTMENTS, LLC**, an Alabama limited liability company, to **THE WESTERVELT COMPANY, INC.**, a Delaware corporation, the receipt of which is hereby acknowledged, the undersigned GRANTOR, **THE WESTERVELT COMPANY, INC.**, has this day bargained and sold and by these presents does hereby grant, bargain, sell and convey unto the said **SHELBY INVESTMENTS, LLC**, the following described tract or parcel of land lying and being in Shelby County, Alabama, and more particularly bounded and described as follows:

See Exhibit "A" attached hereto and incorporated herein.

Also, the Grantor intends to convey a 60 foot wide, non-exclusive right of row, for ingress and egress, on what is commonly referred to as Red Rock Road. Said right of way is adjacent to and north of the following described survey line, to convey:

A survey line over and across part of the Northwest Quarter of the Northeast Quarter and part of the Northeast Quarter of Section 24, Township 21 South, Range 5 West, Shelby County, Alabama, being more particularly described as follows: Start at the Southwest corner of the Northwest Quarter of the Southeast Quarter of said Section 24; thence run in a Northerly direction along the West boundary of said Northwest Quarter of the Southeast Quarter for a distance of 1380.47 feet to the Northwest corner of said Northwest Quarter of the Southeast Quarter; thence continue in a Northerly direction along a projection of said line for a distance of 1547.58 feet to a point; thence with a deflection angle of 90 degrees 00 minutes to the right, run in an Easterly direction for a distance of 1260.29 feet to a point lying on the East right-of-way margin of Shelby County Road 251 (a 60 foot prescriptive right-of-way), said point being the POINT OF BEGINNING; thence with a deflection angle of 52 degrees 33 minutes to the left, run in Northeasterly direction for a distance of 135.69 feet to a point; thence with a deflection angle of 21 degrees 17 minutes to the right, continue in a Northeasterly direction for a distance of 234.36 feet to a point; thence with a deflection angle of 12 degrees and 44 minutes to the right, continue in a Northeasterly direction for a distance of 474.07 feet to a point; thence with a deflection angle 18 degrees 42 minutes to the right, run in an Easterly direction for a distance of 288.12 feet to a point; thence with a deflection angle of 06 degrees and 24 minutes to the right, run in a Southeasterly direction for a distance of 128.40 feet to a point; thence with a deflection angle 16 degrees and 43 minutes to the left, run in a Northeasterly direction for a distance of 132.07 feet to a point; thence with a deflection angle of 12 degrees 45 minutes to the right, run in an Easterly direction for a distance of 214 feet more or less to the East boundary of the Northeast Quarter of the Northeast Quarter of said Section 24, also being the POINT OF ENDING. Said line being South and East of Red Rock Road.

The easement hereby granted is non-exclusive and Grantor reserves to itself, successors and assigns the right to use said easement. It is also understood that Grantor is in the business of growing, managing and harvesting timber, and Grantor reserves the right to use said easement for any purpose, specifically including, but not limited to any purpose related to growing, managing and harvesting timber. Grantor also understands that Grantee may improve the Easement to the extent that it will hold up during adverse weather conditions and Grantee agrees that the Easement will not be paved to achieve this means unless said paving will not be damaged by timber growing, managing or harvesting operations. Grantor reserves the right to move or alter the route but will not burden the Grantee with a less inconvenient or lower-quality route.

Grantees hereby agree to indemnify and hold harmless Grantor for any and all liability for personal injuries, property damage, or for loss of life or property resulting from, or in any way connected with, the condition or use of the above described property, or any means of ingress thereto or egress therefrom, regardless of whether or not such injuries or damage are alleged to be caused in whole or in part by Grantees, their heirs, agents, employees or assigns.

SUBJECT TO: (1) planning, zoning, health and other governmental regulations, if any, affecting subject property; (2) rights-of-ways and easements that may be of record or in evidence through use; and (3) encroachments, overlaps, boundary line disputes, possession by other parties, or other matters which would be disclosed by an accurate survey or inspection of the premises.

GRANTOR RESERVES unto itself, its successors or assigns, all oil, gas, and minerals, and mineral and mining rights that it may own.

TO HAVE AND TO HOLD, the aforementioned premises to the said **SHELBY INVESTMENTS, LLC**, its successors and assigns forever. The Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the above-described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.



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IN WITNESS WHEREOF, **THE WESTERVELT COMPANY, INC.** has hereunto set its signature by James J. King, Jr., its Vice President, who is duly authorized on this the 10th day of March, 2010.

THE WESTERVELT COMPANY, INC.

By: James J. King, Jr.
Name: James J. King, Jr.
Its: Vice President

STATE OF ALABAMA)

TUSCALOOSA COUNTY)

I, the undersigned authority, a Notary Public in and for said county, in said state, hereby certify that James J. King, Jr., whose name as Vice President of **THE WESTERVELT COMPANY, INC.**, a corporation, 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, he with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 10th day of March, 2010.

Sandra Garner
Notary Public in and for the
State of Alabama at Large

My commission expires: 5/12/2012

SANDRA GARNER
NOTARY PUBLIC
Alabama State at Large
My Commission Expires
05/12/2012

Exhibit "A"
Legal Description

A parcel of land located in the East half of Section 24, all in Township 21 South, Range 5 West, Huntsville Meridian, in Shelby County, Alabama; being more particularly described as follows:

NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 24, Township 21 South, Range 5 West.

NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 24, Township 21 South, Range 5 West.

SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 24, Township 21 South, Range 5 West.

SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 24, Township 21 South, Range 5 West.

NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 24, Township 21 South, Range 5 West.

That portion of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ which lies North and East of the Cahaba River, Section 24, Township 21 South, Range 5 West.

Less and except all property lying North and West of the following described lines:

1.) A survey line over and across part of the Northwest Quarter of the Southeast Quarter, part of the Southwest Quarter of the Northeast Quarter and part of the Northwest Quarter of the Northeast Quarter of Section 24, Township 21 South, Range 5 West, Shelby County, Alabama, being more particularly described as follows: Start at the purported Southwest corner of said Northwest Quarter of the Southeast Quarter; thence run in a Northerly direction along the West boundary of said Northwest Quarter of the Southeast Quarter for a distance of 952.17 feet to the POINT OF BEGINNING; thence with a deflection angle of 56 degrees 42 minutes to the right, run in a Northeasterly direction for a distance of 246.98 feet to a point; thence with a deflection angle of 09 degrees 27 minutes to the right, continue in a Northeasterly direction for a distance of 101.78 feet to a point; thence with a deflection angle of 03 degrees 50 minutes to the left, continue in a Northeasterly direction for a distance of 237.67 feet to a point; thence with a deflection angle of 60 degrees 14 minutes to the left, run in a Northerly direction for a distance of 212.76 feet to a point; thence with a deflection angle of 07 degrees 36 minutes to the right, run in a Northeasterly direction for a distance 261.25 feet to a point; thence with a deflection angle of 09 degrees 35 minutes to the right, continue in a Northeasterly direction for a distance of 84.67 feet to a point; thence with a deflection angle of 30 degrees 35 minutes to the right, continue in a Northeasterly direction for a distance of 173.44 feet to a point; thence with a deflection angle 23 degrees 06 minutes to the right, continue in a Northeasterly direction for a distance of 141.63 feet to a point; thence with a deflection angle of 13 degrees 24 minutes to the left, continue in a Northeasterly direction for a distance of 196.52 feet to a point; thence with a deflection angle of 52 degrees 49 minutes to the left, continue in a Northeasterly direction for a distance of 329.43 feet to a point; thence with a deflection angle 05 degrees 16 minutes to the left, run in a Northerly direction for a distance of 441.57 feet to a point; thence with a deflection angle of 57 degrees 17 minutes to the right, run in a Northeasterly direction for a distance of 137.65 feet to the West right-of-way margin of Shelby County Road 251 (a 60 foot prescriptive right-of-way), also being the POINT OF ENDING. Said Line being South and East of an existing woods road.



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2.) A survey line over and across part of the Northwest Quarter of the Northeast Quarter and part of the Northeast Quarter of Section 24, Township 21 South, Range 5 West, Shelby County, Alabama, being more particularly described as follows: Start at the Southwest corner of the Northwest Quarter of the Southeast Quarter of said Section 24; thence run in a Northerly direction along the West boundary of said Northwest Quarter of the Southeast Quarter for a distance of 1380.47 feet to the Northwest corner of said Northwest Quarter of the Southeast Quarter; thence continue in a Northerly direction along a projection of said line for a distance of 1547.58 feet to a point; thence with a deflection angle of 90 degrees 00 minutes to the right, run in an Easterly direction for a distance of 1260.29 feet to a point lying on the East right-of-way margin of Shelby County Road 251 (a 60 foot prescriptive right-of-way), said point being the POINT OF BEGINNING; thence with a deflection angle of 52 degrees 33 minutes to the left, run in Northeasterly direction for a distance of 135.69 feet to a point; thence with a deflection angle of 21 degrees 17 minutes to the right, continue in a Northeasterly direction for a distance of 234.36 feet to a point; thence with a deflection angle of 12 degrees and 44 minutes to the right, continue in a Northeasterly direction for a distance of 474.07 feet to a point; thence with a deflection angle 18 degrees 42 minutes to the right, run in an Easterly direction for a distance of 288.12 feet to a point; thence with a deflection angle of 06 degrees and 24 minutes to the right, run in a Southeasterly direction for a distance of 128.40 feet to a point; thence with a deflection angle 16 degrees and 43 minutes to the left, run in a Northeasterly direction for a distance of 132.07 feet to a point; thence with a deflection angle of 12 degrees 45 minutes to the right, run in an Easterly direction for a distance of 214 feet more or less to the East boundary of the Northeast Quarter of the Northeast Quarter of said Section 24, also being the POINT OF ENDING. Said line being South and East of Redrock Road.