

Shelby County, AL 04/07/2010
State of Alabama
Deed Tax : \$1100.00

20100407000105710 1/2 \$1114.00
Shelby Cnty Judge of Probate, AL
04/07/2010 02:18:48 PM FILED/CERT

This instrument was prepared by:
William R. Justice, Attorney
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:

Garry Ard
3164 Overhill Rd.
B'ham., AL 35223

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Million One Hundred Thousand and NO/00 Dollars (\$1,100,000.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Roy H. Holladay, II and wife, Cathy W. Holladay, (herein referred to as grantor, whether one or more)** does by these presents grant, bargain, sell and convey unto, **Garry Ard, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to 2010 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

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 6th day of April, 2010.

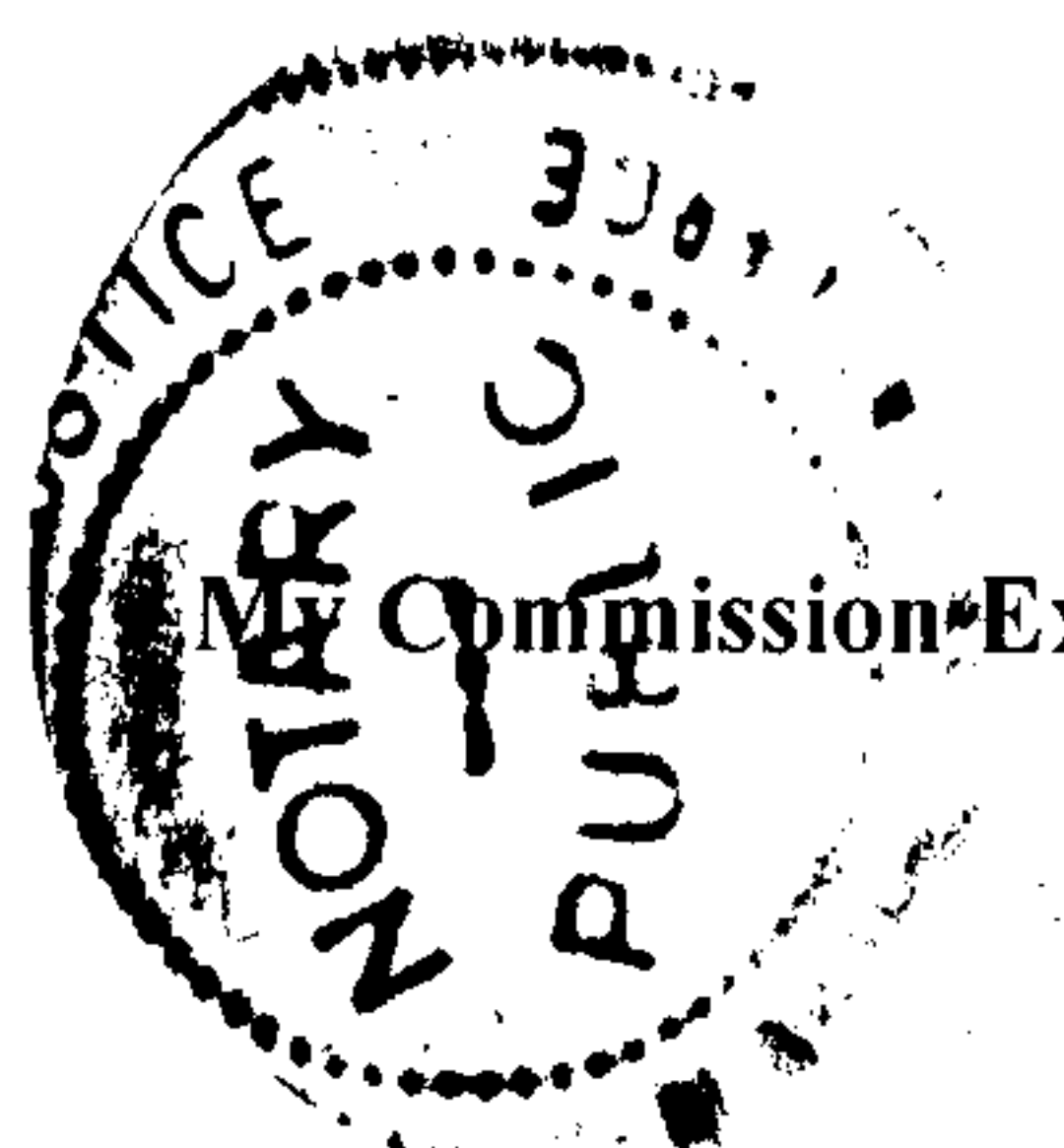
Roy H. Holladay, II
Roy H. Holladay, II

Cathy W. Holladay
Cathy W. Holladay

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, personally appeared Roy H. Holladay, II and Cathy W. Holladay, who are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of April, 2010.



William R. Justice
Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA AND IS DESCRIBED AS FOLLOWS:

A Parcel of land situated in Sections 11, 12, 13, and 14, all in Township 18 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows:

Begin at the Southwest corner of the SE 1/4 of the SE 1/4 of said Section 11; thence South 01 deg. 19 min. 56 sec. East a distance of 1355.28 feet to the SW corner of the NE 1/4 of the NE 1/4 of said Section 14; thence North 88 deg. 58 min. 42 sec. East a distance of 1877.76 feet to the West bank of Kelly Creek; thence northerly and westerly along the meandering bank of said creek a distance of 7585 feet more or less, said meanders being described by the following closure calls; thence North 27 deg. 54 min. 06 sec. East a distance of 1556.49 feet; thence North 00 deg. 46 min. 54 sec. East a distance of 307.43 feet; thence North 41 deg. 06 min. 22 sec. West a distance of 979.38 feet; thence North 64 deg. 21 min. 43 sec. West a distance of 1562.10 feet; thence North 56 deg. 08 min. 16 sec. West a distance of 1117.89 feet; thence North 86 deg. 18 min. 35 sec. West a distance of 1079.15 feet; thence South 35 deg. 23 min. 15 sec. West a distance of 838.81 feet to the West boundary line; thence South 37 deg. 03 min. 25 sec. East a distance of 14.76 feet to the point of curve turning to the right with a radius of 705.00 feet and subtended by a chord which bears South 13 deg. 15 min. 49 sec. East, a chord distance of 568.85 feet; thence southeasterly along said curve, an arc distance of 585.53 feet; thence South 10 deg. 31 min. 47 sec. West a distance of 59.81 feet to the Northwest corner of Shelby County Highway 57 right of way (80 foot ROW); thence North 90 deg. 00 min. 00 sec. East along said right of way, a distance of 81.37 feet to the Northeast corner of said right of way; thence South 10 deg. 31 min. 47 sec. West along said right of way, a distance of 1165.67 feet; thence with a curve turning to the right with a radius of 1945.89 feet and subtended by a chord which bears South 10 deg. 37 min. 36 sec. West, a chord distance 7.22 feet; thence southwesterly along said curve, an arc distance of 7.22 feet to a point on the South line of the SE 1/4 of the SW 1/4 of said Section 11; thence North 89 deg. 59 min. 03 sec. East along said line, a distance of 587.24 feet to the SW corner of the SW 1/4 of the SE 1/4; thence South 89 deg. 42 min. 41 sec. East along the South line of said 1/4-1/4, a distance of 1318.90 feet to the point of beginning.



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