


24,590

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Send tax notice to:
Green Valley Properties, LLC
12975 Highway 17
Montevallo, AL 35155

This Instrument Prepared By:
Leonard Wertheimer, Esq.
Feld, Hyde, Wertheimer, Bryant & Stone, P.C.
2000 SouthBridge Parkway, Suite 500
Birmingham, Alabama 35209


20100601000172480 1/2 \$39.00
Shelby Cnty Judge of Probate, AL
06/01/2010 02:57:07 PM FILED/CERT

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF FELD, HYDE, WERTHEIMER, BRYANT & STONE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

Shelby County, AL 06/01/2010

State of Alabama

Deed Tax : \$25.00

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Robert M. Byrd, Jr., a married man (hereinafter referred to as "Grantor"), do grant, bargain, sell and convey unto Green Valley Properties, LLC (hereinafter referred to as "Grantee"), all of the following described real estate situated in Shelby County, Alabama, to-wit:

The NE 1/4 of SE 1/4 of Section 33; and the NW 1/4 of SW 1/4 of Section 34; ALSO all of the NE 1/4 of SW 1/4 lying East of road; and the NW 1/4 of SE 1/4 of Section 33; all being in Township 21, Range 3 West, Shelby County, Alabama.

LESS AND EXCEPT:

A part of the NE 1/4 of the SW 1/4 of Section 33, Township 21 South, Range 3 West more exactly described as follows. Begin at the SW corner of Section 33 and at an angel of 38° 51' to the right from the West side of the same proceed 2163.9 feet to a point on the east border of a paved road, said point being the beginning of tract herewith described; thence at an angle of 50° 55' to the right a distance of 208.7 feet east, thence at an angle of 90° 00' to the left a distance of 208.7 feet north, thence at an angle of 90°00' to the right a distance of 800.0 feet to the east; thence at an angle of 90°00' to the right a distance of 710' more or less to the NE 1/4 of the SW 1/4 and SE 1/4 of the SW 1/4 boundary line in Section 33, thence at an angle of 90°00' to the right a distance of approximately 940' more or less west along the NE 1/4 of the SW 1/4 of the SE 1/4 of the SW 1/4 boundary to the east boundary of a paved road, thence at an angle approximately 90° to the right along the east boundary of the paved road a distance north to the point of the beginning. Above described tract being approximately fourteen (14) acres, and situated in Shelby County, Alabama.

LESS AND EXCEPT:

A part of the NE 1/4 of the SW 1/4 of Section 33, Township 21 South, Range 3 West more exactly described as follows. Begin at the SW corner of Section 33 and at an angel of 38° 51' to the right from the West side of the same proceed 2163.9 feet to a point on the East border of a paved road, said point being the beginning of tract herewith described; thence at an angle of 50° 55' to the right a distance of 208.7 feet, thence at an angle of 90° 00' to the left a distance of 208.7 feet north, thence at an angle of 90°00' to the

left a distance of 208.7 feet, thence at an angle of 90° 00' to the left a distance of 201.1 feet to a point on the East boundary of said road; this boundary being a curve turning to the left and having a radius of 1388 feet thence along this curved boundary 208.9 feet to point of beginning.

LESS AND EXCEPT:


Commence at the Southwest corner of Section 33, Township 21 South, Range 3 West; thence turn an angle from the West line of Section 33 to the right 38°, 51' and run Northeast for 2163.90' to a point on the East right of way of Shelby County Road No. 17; thence turn an angle to the right of 134°, 34', 56" and run South along the East right of way for 47.41' to the point of beginning; from the point of beginning thus obtained turn an angle to the left of 02°, 43', 57" and run South along the East right of way for 332.64'; thence turn an angle to the left 77°, 06', 17" and run Southeast for 298.93'; thence turn an angle to the left of 102°, 08', 51" and run North for 358.07'; thence turn an angle to the left of 82°, 48', 15" and run Northwest for 298.93' to the point of beginning. Contains 2.3315 Acres.

SOURCE OF TITLE: Book 002, Page 876

TO HAVE AND TO HOLD to said Grantee, its successors and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, its heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, its heirs and assigns forever, against the lawful claims of all persons.

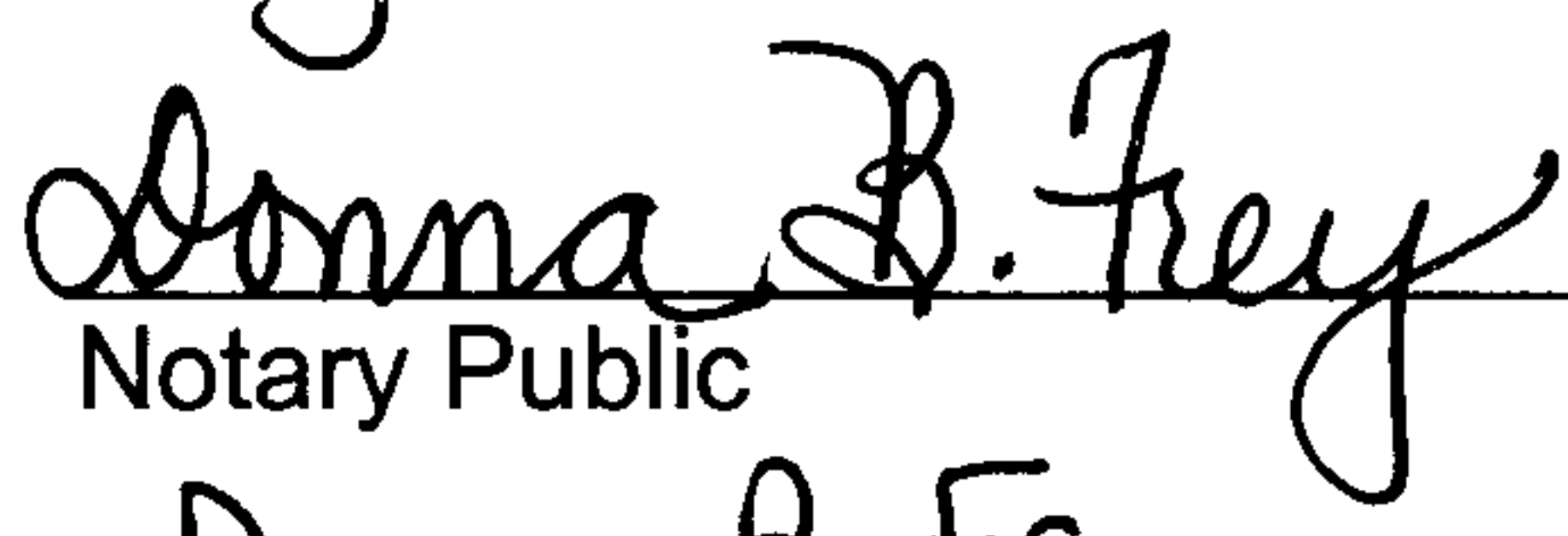
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on May 18, 2010.


20100601000172480 2/2 \$39.00
Shelby Cnty Judge of Probate, AL
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Robert M. Byrd, Jr.

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Robert M. Byrd, Jr., a married man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand on May 18, 2010.


Notary Public
Donna B. Frey
Printed Name

(NOTARY SEAL)

My Commission Expires: 3-11-2011