



20100625000203510 1/3 \$252.00
Shelby Cnty Judge of Probate, AL
06/25/2010 03:06:30 PM FILED/CERT

SEND TAX NOTICES TO:
BROOKLERE PROPERTIES, LLC
3116 Hillcrest Trace,
Adamsville, AL, 35005

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Seven Hundred Thirty-Five Thousand and 00/100 Dollars (\$735,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **MERCHANTS & FARMERS BANK** (as successor to FIRST NATIONAL BANK OF SHELBY COUNTY), a Mississippi corporation (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **BROOKLERE PROPERTIES, LLC**, an Alabama limited liability company (herein referred to as "Grantee") the real estate situated in Shelby County, Alabama, and described on Exhibit "A" attached hereto.

[A portion of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

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

AND THE GRANTOR only warrants title from the time GRANTOR obtained title until the date GRANTOR conveys it's interest in the aforesaid property to GRANTEE.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 23 day of June, 2010.

Deed Tax : \$235.00

MERCHANTS & FARMERS BANK (as successor to
FIRST NATIONAL BANK OF SHELBY COUNTY), a
Mississippi corporation

By: Mark W. McQuay
Print Name: Mark W. McQuay
Title: Executive Vice President

STATE OF ~~ALABAMA~~ Mississippi
Madison ~~JEFFERSON~~ COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark W. McDowell, whose name as Executive Vice Pres of MERCHANTS & FARMERS BANK (as successor to FIRST NATIONAL BANK OF SHELBY COUNTY), a Mississippi 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 23 day of June, 2010.

Lacy J. Blanton
NOTARY PUBLIC
My Commission Expires: _____

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

William B. Hairston III
Engel, Hairston, & Johanson P.C.
P.O. Box 11405
Birmingham, AL 35202
(205) 328-4600



20100625000203510 2/3 \$252.00
Shelby Cnty Judge of Probate, AL
06/25/2010 03:06:30 PM FILED/CERT

EXHIBIT "A"

A parcel of land in the E ½ of the SW ¼ of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the SW corner of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama, and run thence South 89 degrees 48 minutes 58 seconds East along the said South line of said Section 11 a distance of 1312.15 feet to a point; thence run North 24 degrees 26 minutes 03 seconds East a distance of 1267.80 feet to a point; thence run North 66 degrees 12 minutes 41 seconds West a distance of 275.07 feet to a point; thence run North 23 degrees 47 minutes 19 seconds East a distance of 25.0 feet to a rebar corner and the point of beginning of the parcel being described; thence run North 23 degrees 47 minutes 19 seconds East a distance of 200.75 feet to a rebar corner; thence run South 68 degrees 18 minutes 53 seconds East a distance of 194.35 feet to a rebar corner on the Westerly line of a cul-de-sac circle having a central angle of 66 degrees 29 minutes 36 seconds and a radius of 50.0 feet; thence run Southeasterly along the arc of said cul-de-sac an arc distance of 58.03 feet to the PRC of a curve to the right having a central angle of 70 degrees 58 minutes 12 seconds and a radius of 25.0 feet; thence run along the arc of said cul-de-sac curve an arc distance of 30.97 feet to a rebar corner on the PC of a curve to the right having a central angle of 01 degree 27 minutes 39 seconds and a radius of 4610.00 feet; thence run South Southwesterly along the arc of said curve an arc distance of 117.53 feet to a rebar corner at the P.C. of a curve to the right having a central angle of 90 degrees 37 minutes 29 seconds and a radius of 25.00 feet; thence run Southwesterly along the arc of said curve an arc distance of 39.54 feet to the PT of said curve; thence run North 66 degrees 12 minutes 41 seconds West a distance of 224.80 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

- i) taxes and assessments for the year 2010, a lien but not yet payable;
- ii) coal, oil, gas and mineral and mining rights which are not owned by Grantor;
- iii) easement to Alabama Power Company as recorded in Instrument 20040102000000650; and
- iv) rights of others in and to the use of 50 foot non-exclusive easement as set out in Instrument 2002-12556 and as shown on Artis D. Coggins, Surveyor Notes, dated 6-21-2010.



20100625000203510 3/3 \$252.00
Shelby Cnty Judge of Probate, AL
06/25/2010 03:06:30 PM FILED/CERT