



20101213000416800 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
12/13/2010 10:47:45 AM FILED/CERT

STATE OF ALABAMA)
)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of **Two Hundred Forty Five Thousand & no/100 Dollars (\$245,000.00)** to the undersigned grantor, in hand paid by the grantee herein, and other good and valuable consideration, the receipt whereof is acknowledged, **L & W Valleydale, LLC** (herein referred to as "Grantor"), an Alabama limited liability company, grants, bargains, sells and conveys unto **Valley South 17, LLC** (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama to wit:

That part of the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 20, Township 19 South, Range 2 West, situated in Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast corner of the Southwest Quarter of the Southeast Quarter and run Westerly along the South line of said Quarter – Quarter section for a distance of 1307.84 feet to the point of beginning; thence continue along the last described course for a distance of 385.02 feet to a point on the Southerly right of way line of Valleydale Road (County Highway 17) and a curve to the left with a radius of 5844.58 feet, a central angle of 03 degrees 46 minutes 44 seconds and a chord length of 385.41 feet; thence turn an interior angle to chord of said curve of 37 degrees 01 minutes 52 seconds to the left and run Northeasterly along the arc of said curve and said right of way line for a distance of 385.48 feet; thence turn an interior angle from chord of said curve of 71 degrees 23 minutes 46 seconds to the left and run in a Southeasterly direction for a distance of 244.66 feet to the point of beginning.

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in anywise appertaining, and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said property.

SUBJECT TO AND EXCEPT FOR:

1. Existing covenants, restrictions, easements and rights of way of record or that would be disclosed by an accurate survey of the property.
2. Any mineral or mining rights not owned by Grantor.
3. Current Year Ad Valorem taxes.

NOTE: All of the above stated consideration was paid with the proceeds of a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, 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.

IN WITNESS WHEREOF, the said Grantor by its manager, Ira D. Levine, who is authorized to execute this conveyance, has executed this instrument, this the 10th day of December, 2010.

L & W Valleydale, LLC
an Alabama limited liability company

By: Ira Levine

Name: Ira D. Levine

Title: Manager

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Ira D. Levine** whose name as a manager of **L & W Valleydale, LLC**, an Alabama limited liability company, 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, as such manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 10th day of December, 2010.

Jennifer L. Luma
Notary Public
My Commission Expires **MY COMMISSION EXPIRES OCTOBER 2, 2012**

THIS INSTRUMENT PREPARED BY:

James E. Vann
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, AL 35205
(205) 930-5484

SEND TAX NOTICE TO:

Valley South 17, LLC
2161 Valleydale Road
Birmingham, Alabama 35244