

WARRANTY DEED

This Instrument Was Prepared By:

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#17 Office Park Circle, Ste. 150
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

STATE OF ALABAMA)
COUNTY OF SHELBY)

270,000

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Cynthia Leigh Lackey as Trustee for Kathryn Nicole Moore and her Descendants**, (herein referred to as Grantor) does grant, bargain, sell and convey **an undivided 55 % interest unto Cynthia Leigh Lackey as Trustee for Kathryn Nicole Moore and her Descendants and an undivided 45 % interest unto Kathryn Nicole Moore** (herein referred to as Grantees), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

A parcel of land situated in the Northeast one-quarter of the Southwest one-quarter of Section 32, Township 21 South Range 1 East Shelby County, Alabama being more particularly described as follows:

Commence at the Southwest corner of said quarter-quarter section and run North along the West line thereof for a distance of 301.22 feet to a found 5/8" capped rebar stamped LDW and the POINT OF BEGINNING of the property herein described; thence continue along the last described course for a distance of 349.77 feet to a set 5/8" capped rebar stamped CA-560LS; thence leaving said West line turn an interior angle to the left of 90 degrees 00 minutes 00 seconds and run in an Easterly direction for a distance of 35.00 feet to a set 5/8" capped rebar stamped CA-560LS; thence turn an interior angle to the left of 201 degrees 59 minutes 23 seconds and run in a northeasterly direction for a distance of 84.83 feet to a point on the South line of that certain parcel of land deeded to William Henry Higgins described in Deed Book 296, Page 142 in the Office of the Judge of Probate Shelby County, Alabama; thence turn in interior angle to the left of 157 degrees 56 minutes 19 seconds and run in an Easterly direction along said South line for a distance of 40.00 feet to a found capped rebar stamped RYS on the Western-most right of way of Strickland Road, said point being on a curve turning to the right, said curve having a radius of 390.00 feet, a central angle of 27 degrees 55 minutes 23 seconds, an interior angle to the left to chord of 98 degrees 26 minutes 06 seconds, and a chord distance of 188.19 feet; thence run along the arc of said curve and along said right of way for a distance of 190.07 feet; thence turn an interior angle to the left from the chord of said curve of 166 degrees 02 minutes 18 seconds and run in a Southerly direction along said right of way for a distance of 21.63 feet to the point of beginning of a curve turning to the right, said curve having a radius of 190.00 feet, a central angle of 07 degrees 18 minutes 53 seconds, an interior angle to the left to the chord of 176 degrees 20 minutes 35 seconds, and a chord distance of 24.24 feet; thence run in a Southerly direction along the arc of said curve and along said right of way for a distance of 24.26 feet; thence turn an interior angle to the left from the chord of said curve of 176 degrees 20 minutes 35 seconds and run in a Southerly direction along said right of way for a distance of 29.55 feet to the point of beginning of a curve turning to the left, said curve having a radius of 410.00 feet, a central angle of 14 degrees 54 minutes 40 seconds, an interior angle to the left to chord of 187 degrees 27 minutes 19 seconds, and a chord distance of 106.40 feet; thence run along the arc of said curve and along said right of way for a distance of 106.70 feet to the point of tangency of said curve; thence turn an interior angle to the left to chord of 187 degrees 40 minutes 02 seconds and run in a Southerly direction along a line tangent to said curve and along said right of way for a distance of 31.63 feet to a found capped rebar stamped RYS; thence leaving said right of way turn an interior angle to the left of 81 degrees 53 minutes 25 seconds and run in a Westerly direction for a distance of 160.36 feet to the PONT OF BEGINNING. Said parcel contains 64,078 square feet or 1.47 acres more or less.

TITLE NOT EXAMINED BY PREPARER.

Subject to existing easements, restrictions, set back lines, right of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever;

And said Trustee, does for the Trust as such Trustee, successors and assigns covenant with said Grantees, their heirs, successors and assigns that said Trustee is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that she, as said Trustee has a good

right to sell and convey the same as aforesaid, and that she, in her capacity as said Trustee will and their successors and assigns shall, warrant and defend the same to the same Grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, Cynthia Leigh Lackey as Trustee for Kathryn Nicole Moore and her Descendants by its Trustee, Cynthia Leigh Lackey, who is authorized to execute this conveyance, has hereto set her signature and seal, this 7th day of April, 2011.

Cynthia Leigh Lackey as Trustee for Kathryn Nicole Moore
and her Descendants

by: Cynthia Leigh Lackey
Cynthia Leigh Lackey
its: Trustee


STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Cynthia Leigh Lackey whose name as Trustee of the Cynthia Leigh Lackey as Trustee for Kathryn Nicole Moore and her Descendants 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, she, in her capacity as such Trustee and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the 7th day of April, 2011.

[Signature]
Notary Public

My Commission Expires: 7-26-12


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Shelby Cnty Judge of Probate, AL
04/11/2011 02:00:51 PM FILED/CERT