

**SEND TAX NOTICES TO:**

Timothy D. Nettles  
DUMAS PROPERTIES, LLC  
455 Shelby Spring Farms  
Calera, Alabama 35040

**WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of One Hundred Seventy-Six Thousand and 00/100 Dollars (\$176,000.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, James H. Strickland, Jr., a married person (herein referred to as "Grantor"), hereby grants bargains, sells, and conveys unto DUMAS PROPERTIES, LLC, an Alabama limited liability company (herein referred to as "Grantee"), the real estate described on Exhibit "A" attached hereto and situated in Shelby County, Alabama.

[The purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

[This property does not constitute the homestead of Grantor nor of Grantor spouse.]

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

**AND THE GRANTOR** does for himself, and his heirs, executors, successors and assigns, covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted on Exhibit "A", that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and his heirs, executors, successors and assigns shall warrant and defend same to said Grantee, its successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the Grantor has signed and sealed this Deed on the 8<sup>th</sup> day of April, 2011.

  
James H. Strickland, Jr. L.S.  
(Individually)



20110412000112950 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
04/12/2011 11:51:09 AM FILED/CERT

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James H. Strickland, Jr., whose name 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 this instrument, he executed the same voluntarily on the day the same bears date.

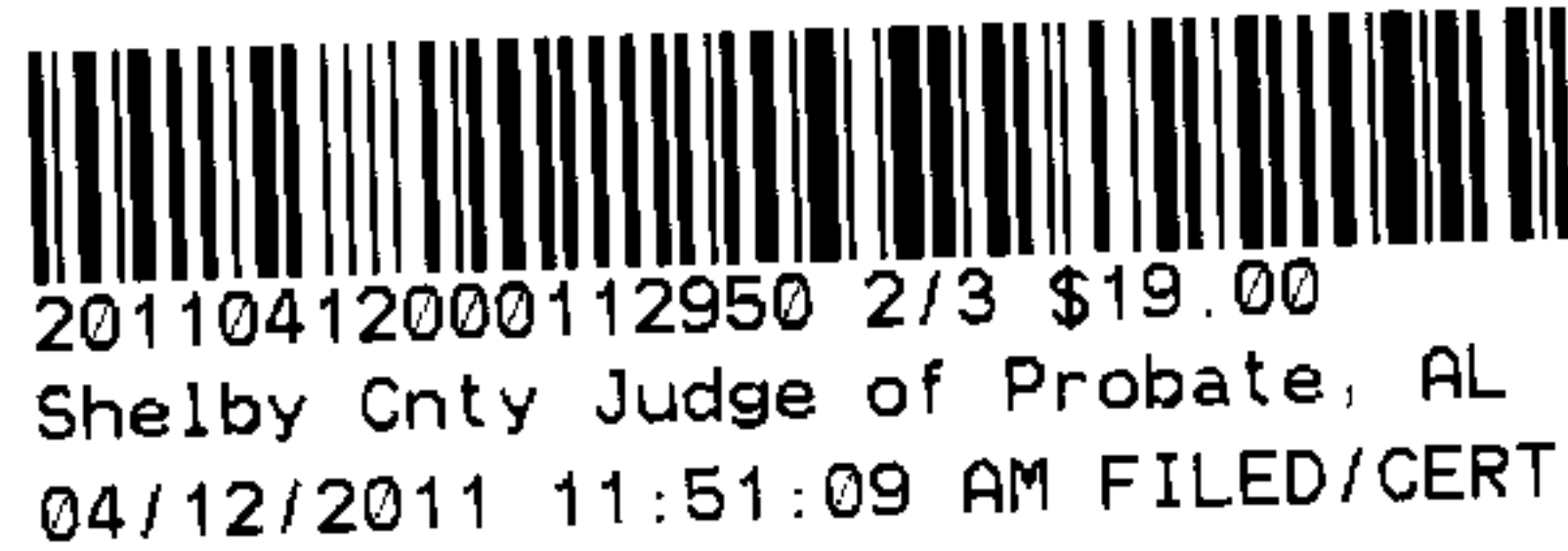
Given under my hand and official seal, this the 8<sup>th</sup> day of April, 2011.

  
NOTARY PUBLIC

My Commission Expires: 12/14/2012

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

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




## EXHIBIT "A"

Lot 1, according to the survey of Strickland Commercial Subdivision, as recorded in Map Book 41, Page 49, in the Probate Office of Shelby County, Alabama.

ALSO, an easement over and across a parcel of land situated in the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama, for the purpose of storm water or surface water drainage, including construction, installing, cleaning, and maintaining ditches, drains, pipes, and associated features and equipment, being more particularly described as follows:

Commence at a found capped rebar stamped Shiflett marking the Southeast corner of Lot 1 of Strickland Commercial Subdivision as recorded in map Book 41, Page 49 in the Office of the Judge of Probate, Shelby County, Alabama, said point being on the Northern-most right of way of State Highway #25 (right of way varies); thence leaving said right of way run North along the East line of said Lot 1 for a distance of 75.28 feet; thence leaving said East line deflect right 90 degrees 00 minutes 00 seconds and run in an easterly direction for a distance of 5.00 feet to the POINT OF BEGINNING of the centerline of a 10 foot easement lying 5 feet on each side of, adjacent to, parallel to, and abutting the following described line; thence deflect right 90 degrees 00 minutes 00 seconds and run in a southerly direction parallel with the East line of said Lot 1 for a distance of 70.35 feet; thence deflect left 89 degrees 12 minutes 29 seconds and run in an easterly direction for a distance of 285.20 feet to the end of said easement.

**SUBJECT TO:** i) taxes and assessments for the year 2011, a lien but not yet payable; ii) transmission line permit to Alabama Power Company as recoded in Deed Book 269, Page 75; Deed Book 104, Page 152; Deed Book 129, Page 76; Deed Book 133, page 281; Deed Book 141, Page 605; Deed Book 154, page 26; Deed Book 241, Page 343; iii) right of way to Southern Bell Telephone & Telegraph recorded in Deed Book 246, page 894; and iv) coal, oil, gas and mineral and mining rights which are not owned by Grantor/Mortgagor.

  
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