


This Instrument Was Prepared By:  
Christopher R. Smitherman, Attorney At Law  
Post Office Box 261  
Montevallo, Alabama 35115  
(205) 665-4357

Send Tax Notice:  
Dunn Construction Company, Inc.  
P. O. BOX 11967  
Birmingham, AL 35202

STATE OF ALABAMA )  
 )  
SHELBY COUNTY ) **WARRANTY DEED**

  
20110509000138020 1/2 \$165.00  
Shelby Cnty Judge of Probate, AL  
05/09/2011 08:52:38 AM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of **ONE HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$150,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ALTON EUGENE CARDEN, A MARRIED MAN, DONNA C. SMITHERMAN, AN UNMARRIED WOMAN, AND RHONDA K. PICKETT, A MARRIED WOMAN**, hereinafter called "Grantor," does hereby GRANT, BARGAIN, SELL AND CONVEY unto **DUNN CONSTRUCTION COMPANY, INC.**, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County**, Alabama, to-wit:

**See EXHIBIT A for Legal Description.**

**NOTE: This Property does not constitute homestead for the Grantors nor the Grantees.**


TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 6<sup>th</sup> day of May, 2011.

  
ALTON EUGENE CARDEN

  
DONNA C. SMITHERMAN

  
RHONDA K. PICKETT

STATE OF ALABAMA )  
 )  
COUNTY OF SHELBY ) **ACKNOWLEDGMENT**

I, **CHRISTOPHER R. SMITHERMAN**, a Notary Public for the State at Large, hereby certify that the above posted names, *Alton Eugene Carden, Donna C. Smitherman, and Rhonda K. Pickett*, which are signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that they executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL on this the 6<sup>th</sup> day of May, 2011.


  
NOTARY PUBLIC

My Commission Expires: May 13, 2012



**EXHIBIT "A"**

**Legal Description**

  
20110509000138020 2/2 \$165.00  
Shelby Cnty Judge of Probate, AL  
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**PARCEL 2:**

Begin at the SW corner of the SE 1/4 of the SW 1/4 of Section 17, Township 21 South, Range 2 West and run North on the West line of said quarter-quarter section, a distance of 207.46 feet to a point on the East right of way line of U.S. Highway 31; thence run in a northwesterly direction on said East right of way line a distance of 396.19 feet to the point of beginning and which point constitutes the SW corner of the land now owned by grantee; thence turn an angle of 110 degrees 16 minutes right and run along the South boundary of the property of grantee, a distance of 500 feet to a point; thence turn an angle of 69 degrees 44 minutes right and run parallel to the said East right of way line of Highway 31 a distance of 20 feet to a point; thence turn an angle of 110 degrees 16 minutes right and run parallel with the South boundary of property now owned by grantee, a distance of 500 feet to a point on the East right of way line of U.S. Highway 31; thence run northwesterly along the East boundary of the right of way of said Highway 20 feet to the point of beginning.

**ALSO:**

Begin at the Southwest corner of the Southeast quarter of the Southwest quarter of Section 17, Township 21 South, Range 2 West and run North on the West line of said quarter-quarter section a distance of 207.46 feet to a point on the East right of way line of U.S. Highway 31; thence run in a northwesterly direction on said East right of way line a distance of 411.19 feet to the point of beginning; thence continue in a straight line on said East right of way line a distance of 104.7 feet to a point; thence turn an angle of 110 degrees 16 minutes right and run 500 feet to a point; thence turn an angle of 69 degrees 44 minutes right and run parallel to the said East right of way line of Highway 31 a distance of 104.7 feet to a point; thence turn an angle of 110 degrees 16 minutes right and run 500 feet to the point of beginning.

Also

Begin at the SW corner of the SE 1/4 of the SW 1/4 of Section 17, Township 21 South, Range 2 West and run North on the West line of said quarter-quarter section a distance of 207.46 feet to a point on the East right of way line of U.S. Highway 31; thence run in a northwesterly direction on said East right of way line a distance of 411.19 feet to the point of beginning and which point constitutes the SW corner of the land now owned by grantee; thence turn an angle of 110 degrees 16 minutes right and run along the South boundary of the property of grantee, a distance of 500 feet to a point; thence turn an angle of 69 degrees 44 minutes right and run parallel to the said East right of way line of Highway 31 a distance of 15 feet to a point; thence turn an angle of 110 degrees 16 minutes right and run parallel with the South boundary of property now owned by grantee, a distance of 500 feet to a point on the East right of way line of U.S. Highway 31; thence run northwesterly along the East boundary of the right of way of said Highway 15 feet to the point of beginning.

Shelby County, AL 05/09/2011  
State of Alabama  
Deed Tax: \$150.00