

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:

BURT NEWSOME
PO. 382753
BIRMINGHAM, AL.
35238

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Six Hundred Thousand and 00/100 Dollars (\$600,000.00) and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by Grantees herein, the receipt whereof is acknowledged, I, Centerpiece Enterprises, LLC (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Burton W. Newsome and Regina Newsome (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Described on Exhibit A attached hereto and incorporated by reference herein.

SUBJECT TO: (1) Taxes due in the year 2011 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor; (4) All matters involving Hollybrook Lake Corporation; (5) Riparian rights and rights of others in and to the use of creek which borders subject property; (6) Any portion of subject property which lies within a roadway, right of way, easement, creek or waterway.

\$600,000.00 of the consideration recited herein was derived from a mortgage loan closed simultaneously with the delivery of this deed.

Robert C. Barnett represents and warrants that he is the ~~owner~~ Manager of Centerpiece Enterprises, LLC and he has full power and authority to execute this instrument.


TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned, has hereunto set his hand and seal, this the 1st day of June, 2011.

Centerpiece Enterprises, LLC

By: Robert C. Barnett
Robert C. Barnett, ~~owner~~ Manager


20110602000161300 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
06/02/2011 10:26:33 AM FILED/CERT

STATE OF ALABAMA)
JEFFERSON COUNTY)

LLC ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Robert C. Barnett as ~~owner~~ Manager of Centerpiece Enterprises, LLC, 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, in their capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 1st day of June, 2011.


Notary Public

My Commission Expires: 3.1.14

EXHIBIT A

ALTA Commitment (6-17-06)

File No.: 210-37803F-B


20110602000161300 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
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LEGAL DESCRIPTION

A parcel of land situated in the NW 1/4 of Section 24, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: From an existing iron pin found at the most Southerly corner of Lot 3-A, as shown on the survey of Mountain View Lake Company, First Sector, as recorded in Map Book 3 on page 135, in the Office of the Judge of Probate of Shelby County, Alabama; run thence in a Northeasterly direction along the Northwest lot line of said Lot 3-A, for a measured distance of 212.65 feet (212.85 feet recorded) to an existing iron pin found at the most Northerly corner of said Lot 3-A; thence turn an angle to the left of 14 deg. 24 min 09 sec. and run in a Northeasterly direction for a distance of 252.49 feet; thence turn an angle to the left of 41 deg. 56 min. 36 sec. and run in a Northwesterly direction for a distance of 317.62 feet to the point of beginning of the parcel herein described; from the point of beginning thus obtained, continue along the last described course for a distance of 283.49 feet to a point on the Southeast right of way line of Shelby County Highway No. 41; thence turn an angle to the right of 80 deg. 09 min. 26 sec and run in a Northeasterly direction along said Southeast right of way line of said Highway No. 41 for a distance of 1,162.23 feet to the beginning of a curve to the right, said curve being concave to the Southeast, having a radius of 2,824.79 feet, a central angle of 4 deg. 48 min. 38 sec. and a chord of 237.10 feet; run thence in a Northeasterly direction along the arc of said curve in said right of way for a distance of 237.17 feet; thence from a projection of the chord of the last described curve, turn an angle to the right of 172 deg. 20 min. 55 sec. and departing said right of way line, run in a Southwesterly direction for a distance of 42.62 feet; thence turn an angle to the left of 33 deg. 49 min.. 56 sec. and run in a Southwesterly direction for a distance of 96.49 feet; thence turn an angle to the left of 62 deg. 18 min. 40 sec. and run in a Southeasterly direction for a distance of 74.89 feet; thence turn an angle to the right of 34 deg. 56 min. 10 sec. and run in a Southeasterly direction for a distance of 207.50 feet; thence turn an angle to the right of 75 deg. 21 min. 45 sec. and run in a Southwesterly direction for a distance of 94.22 feet; thence turn an angle to the left of 34 deg. 00 min. 50 sec. and run in a Southwesterly direction for a distance of 111.62 feet; thence turn an angle to the right of 36 deg. 32 min. 25 sec. and run in a Southwesterly direction for a distance of 77.51 feet; thence turn an angle to the left of 10 deg. 37 min. 20 sec. and run in a Southwesterly direction for a distance of 158.59 feet; thence turn an angle to the left of 62 deg. 51 min. 55 sec. and run in a Southerly direction for a distance of 80.46 feet; thence turn an angle to the right of 72 deg. 23 min.. 40 sec. and run in a Southwesterly direction for a distance of 808.87 feet, to the point of beginning; being situated in Shelby County, Alabama.

This above property is also shown as Lots 1, 2, and 3, Clowdus Subdivision, as recorded in Map Book 18, page 59, Probate Office of Shelby County, Alabama.