



20110615000175830 1/6 \$70.00
Shelby Cnty Judge of Probate, AL
06/15/2011 11:14:08 AM FILED/CERT

Send tax notice to:
Richard R. Fegreus, Jr.
476 Lee Road 965
Valley, AL 36854
File No. 11-041

This instrument prepared by:
James R. Moncus, Jr., LLC
Attorney at Law
1313 Alford Avenue
Birmingham, Alabama 35226

STATE OF ALABAMA)

Shelby County, AL 06/15/2011
State of Alabama
Deed Tax:\$43.00

JEFFERSON COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty-Two Thousand Six Hundred Fifty-Four and 70/100 Dollars (\$42,654.70), in hand paid to the undersigned, Bridlewood Farms, LLC, an Alabama Limited Liability Company, (hereinafter referred to as the "Grantor") by Richard R. Fegreus, Jr., (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey all of my right, title and interest unto the Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference and also including Easement "B" and including and subject to Easements "A" and "C" as attached hereto as Exhibit "B" and made a part hereof by reference.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2011.
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat.
4. Mineral and mining rights not owned by the Grantor herein described.
5. Restrictions appearing of record in Inst. No. 2006-61284.

And I(we) do for myself (ourselves), and for my (our) heirs, executors, and administrators covenant with the Grantees, their heirs, executors, administrators and assigns, that I am (we are)

lawfully seized in fee simple of said premises, that they are free from all encumbrances except as aforesaid, that I (we) have good right to sell and convey the same as aforesaid, and that I (we) will, and my (our) successors and assigns shall warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 17 day of May, 2011.

BRIDLEWOOD FARMS, LLC
An Alabama Limited Liability Company

By: AMH INVESTMENT CORP.

By: Joseph P. McCormick
Joseph P. McCormick, Its President
Its Authorized Member

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Joseph P. McCormick, whose name as President of AMH Investment Corp., as Authorized Member of Bridlewood Farms, 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 the instrument, and with full authority as Member of Bridlewood Farms, LLC, he executed the same voluntarily for and on behalf of said corporation.

Given under my hand and official seal this the 17 day of May, 2011.

[NOTARIAL SEAL]

Notary Public

My Commission expires: February 23, 2012

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Exhibit A
LEGAL DESCRIPTION

Parcel #12 (Shelby County, Alabama)
Description to-wit:

From a 3/4" pipe accepted as the N.E. corner of Section 20, T24N-R12E, run thence West along the accepted North boundary of said Section 20 for a distance of 482.70 feet to a 1/2" rebar, being the point of beginning of herein described parcel of land; thence continue along said course for a distance of 976.68 feet to a 1/2" rebar that is 1234.77 feet East of a 5/8" rebar accepted as the N.W. corner of the NW1/4-NE1/4 of said Section 20; thence turn 90°00'00" left and run 870.37 feet to a point in the center of a 50' easement for ingress and egress; thence continue along said course for a distance of 32.20 feet to a 1/2" rebar; thence turn 41°10'12" right and run 309.47 feet; thence turn 104°01'52" left and run 326.65 feet to a 1/2" rebar in the center of a 50' easement for ingress and egress; thence turn 52°30'23" left and run 713.88 feet to a 1/2" rebar in the center of a 50' easement for ingress and egress; thence turn 50°35'48" left and run 958.81 feet to the point of beginning of herein described parcel of land, containing 22.81 acres, situated in the N1/2-NE1/4 of Section 20, T24N-R12E, Shelby County, Alabama, subject to rights-of-way and easements of record.


SAM W. HICKEY 4848 L.S.
AL REG. NO.





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EXHIBIT "B"
FOR EASEMENT DESCRIPTION

Easement A (Chilton and Shelby Counties, Alabama)
Description to-wit:

From a 4 x 4" concrete monument accepted as the SE corner of the SW ¼ NW ¼ of Section 21, T 24 N, R 12 E, run thence North along the accepted East boundary of said SW ¼ NW ¼ for a distance of 1250.24 feet to a 5/8" rebar on the Southerly boundary of Freeman Road (60' right-of-way); thence turn 88° 01' 34" left and run 709.44 feet to a ½" rebar, being the point of beginning of the centerline of herein described 50' easement for ingress and egress; thence turn 44° 19' 51" left and run 489.34 feet along said easement centerline to a ½" rebar; thence turn 31° 10' 39" right and run 252.05 feet along said easement centerline to a ½" rebar; thence turn 09° 57' 02" right and run 367.02 feet along said easement centerline to a ½" rebar; thence turn 50° 57' 06" right and run 240.54 feet along said easement centerline to a ½" rebar; thence turn 26° 38' 36" right and run 437.11 feet along said easement centerline; thence turn 15° 32' 19" left and run 236.55 feet along said easement centerline to a point of termination in the center of a cul-de-sac 50' radius.



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**EXHIBIT "B" CONTINUED
 FOR EASEMENT DESCRIPTION**

Easement "B" (Bibb, Chilton and Shelby County, Alabama)
 Description to-wit:

From a 4"x4" concrete monument accepted as the S.E. corner of the SW1/4-NW1/4 of Section 21, T24N-R12E, run thence North along the accepted East boundary of said SW1/4-NW1/4 for a distance of 1250.24 feet to a 5/8" rebar on the Southerly boundary of Freeman Road (60' R.O.W.); thence turn 88°01'34" left and run 224.64 feet to a 1/2" rebar, being the point of beginning of the centerline of herein described 60' easement for ingress and egress, said point being on a curve concave right, having a delta angle of 27°41'57" and tangents of 100.00 feet; thence turn 66°05'07" left and run a chord distance of 191.75 feet to a 1/2" rebar at the P.T.; thence turn 13°40'20" right and run 182.27 feet along said easement centerline to a 1/2" rebar at the P.C. of a curve concave left, having a delta angle of 43°05'54" and tangents of 100.00 feet; thence turn 21°32'57" left and run a chord distance of 186.02 feet to a 1/2" rebar at the P.T.; thence turn 21°32'57" left and run 50.83 feet along said easement centerline to a 1/2" rebar at the P.C. of a curve concave right, having a delta angle of 73°55'43" and tangents of 100.00 feet; thence turn 36°57'52" right and run a chord distance of 159.80 feet to a 1/2" rebar at the P.T.; thence turn 36°57'52" right and run 72.16 feet along said easement centerline to a 1/2" rebar at the P.C. of a curve concave left, having a delta angle of 14°55'02" and tangents of 100.00 feet; thence turn 07°27'31" left and run a chord distance of 198.31 feet to a 1/2" rebar at the P.T.; thence turn 07°27'31" left and run 43.60 feet along said easement centerline to a 1/2" rebar at the P.C. of a curve concave right, having a delta angle of 47°12'58" and tangents of 180.00 feet; thence turn 23°36'29" right and run a chord distance of 329.87 feet to a 1/2" rebar at the P.C. of a curve concave left, having a delta angle of 02°35'46" and tangents of 127.18 feet; thence turn 22°52'16" right and run a chord distance of 144.41 feet to a 1/2" rebar on said curve boundary; thence turn 01°17'53" left and run a chord distance of 109.90 feet to a 1/2" rebar at the P.T.; thence turn 00°33'39" left and run 317.19 feet along said easement centerline to a 1/2" rebar at the P.C. of a curve concave left, having a delta angle of 39°15'45" and tangents of 100.00 feet; thence turn 15°34'26" left and run a chord distance of 150.54 feet to a 1/2" rebar on said curve boundary; thence turn 19°37'53" left and run a chord distance of 39.67 feet to a 1/2" rebar at the P.C. of a curve concave right, having a delta angle of 18°05'32" and tangents of 125.44 feet; thence turn 04°59'19" right and run a chord distance of 247.76 feet to a 1/2" rebar at the P.T.; thence turn 09°02'46" right and run 212.63 feet along said easement centerline to a 1/2" rebar at the P.C. of a curve concave left, having a delta angle of 27°33'45" and tangents of 200.00 feet; thence turn 13°46'53" left and run a chord distance of 388.48 feet to a 1/2" rebar at the P.T.; thence turn 13°46'53" left and run 184.87 feet along said easement centerline to a 1/2" rebar at the P.C. of a curve concave right, having a delta angle of 22°22'32" and tangents of 100.00 feet; thence turn 07°49'15" right and run a chord distance of 137.60 feet to a 1/2" rebar on said curve boundary; thence turn 11°11'15" right and run a chord distance of 59.39 feet to a 1/2" rebar at the P.C. of a curve concave left, having a delta angle of 16°42'20" and tangents of 123.73 feet; thence turn 04°59'08" left and run a chord distance of 244.83 feet to a 1/2" rebar at the P.T.; thence turn 08°21'10" left and run 272.98 feet along said easement centerline to a 1/2" rebar; thence turn 10°46'39" right and run 815.38 feet along said easement centerline to a 1/2" rebar; thence turn 11°06'26" left and run 1165.52 feet to a point of termination of herein described 60' easement for ingress and egress in the center of a cul-de-sac 50' radius.

SAM W. HICKEY

4848 L.S.
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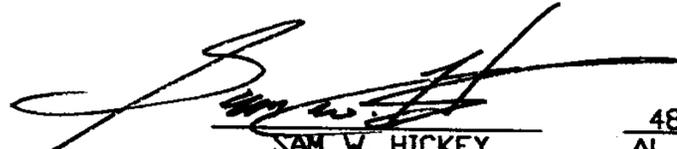
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**EXHIBIT "B" CONTINUED
 FOR EASEMENT DESCRIPTION**

Easement "C" (Shelby County, Alabama)
 Description to-wit:

From a 3/4" pipe accepted as the N.E. corner of Section 20, T24N-R12E, run thence West along the accepted North boundary of the NE1/4 of said Section 20 for a distance of 1459.38 feet to a 1/2" rebar that is 1234.77 feet East of a 5/8" rebar accepted as the N.W. corner of the NE1/4 of said Section 20; thence turn 90°00'00" left and run 870.27 feet to the point of beginning of the centerline of herein described 50' easement for ingress and egress; thence turn 129°04'12" right and run 50.00 feet along said easement centerline to a point in the center of a cul-de-sac 50' radius; thence turn 180°00'00" right and run 128.63 feet along said easement centerline; thence turn 14°50'47" right and run 51.67 feet along said easement centerline; thence turn 36°53'05" right and run 322.88 feet along said easement centerline to a 1/2" rebar; thence turn 02°18'00" left and run 1098.74 feet along said easement centerline to a 1/2" rebar at a point of intersection with a 60' easement for ingress and egress, being the point of termination of herein described 50' easement for ingress and egress.


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