

STATE OF ALABAMA)

SHELBY COUNTY)

WARRANTY DEED

20110712000202620 1/2 \$74.50
Shelby Cnty Judge of Probate, AL
07/12/2011 02:39:52 PM FILED/CERT

Shelby County, AL 07/12/2011
State of Alabama
Deed Tax: \$59.50

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other good and valuable considerations paid to Fred C. Crum, Jr. and wife, Rebecca H. Crum (the "Grantors"), by Fred C. Crum, Jr. (the "Grantee"), the receipt of which is hereby acknowledged, the Grantors do by these presents, grant, bargain, sell and convey unto the Grantee the real estate situated in Shelby County, Alabama, and described on Exhibit A, which is attached hereto and incorporated herein by reference for all purposes.

TO HAVE AND TO HOLD, unto the Grantee, his heirs and assigns forever, SUBJECT TO (i) liens for ad valorem taxes due October 1, 2011 and thereafter; and (ii) easements, restrictions and rights of way of record.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 5th day of July, 2011.

Fred C. Crum, Jr.
Fred C. Crum, Jr.

Rebecca H. Crum
Rebecca H. Crum

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Fred C. Crum, Jr. and Rebecca H. Crum, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this 5th day of July, 2011.

Beaulieu Colvard
Notary Public
My Commission Expires: July 16, 2013

This instrument prepared by:

Mr. Jackson M. Payne
Leitman, Siegal, Payne & Campbell, P.C.
420 20th Street North, Suite 2000
Birmingham, Alabama 35203
(205) 251-5900

Send tax notice to:

Mr. Fred C. Crum, Jr.
4902 Windwood Circle
Birmingham, AL 35242

EXHIBIT "A"

PARCEL I:

Lot 3-A and part of Lot 3 according to the map and survey of Mountain View Lake Company, First Sector as recorded in Map Book 3, Page 135, in the Probate Office of Shelby County, Alabama and being more particularly described as follows:

Commence at the most Southerly Corner of said Lot 3; thence run Northwesterly along the Westerly line of said Lot 3 for 82.0 feet; thence 91 degrees 10 minutes right and run Northeasterly for 243.0 feet to a point on the waters edge of the lake, said point being the point of beginning of the property herein described; thence reverse the last stated course and run Southwesterly for 243.0 feet; thence 88 degrees 50 minutes right and run Northwesterly along the Westerly line of said Lot 3 for 155.20 feet to the corner between Lot 3 and Lot 3-A; thence 51 degrees 45 minutes right and run Northeasterly for 212.85 feet to the corner between Lot 3-A and Lot 4; thence 114 degrees 09 minutes right and run Southeasterly along the Northerly line of said Lot 3-A, and said line extended for a distance of 113 feet, more or less, to a point of the waters edge of said lake; thence run Southerly and Southeasterly, running along the waters edge of said lake, for a distance of 208 feet, more or less, to the point of beginning.

PARCEL II:

Part of Lots 2 and 3, Survey of Mountain View Lake Company First Sector, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 3, Page 135, being more particularly described as follows:

From an existing #4 iron rebar being the most Southerly corner of said Lot 3, run in a Northwesterly direction along the Southwest line of said Lot 3 for a distance of 82.04 feet to an existing ½" crimp iron pin; thence turn an angle to the right of 91 degrees 09 minutes 46 seconds and run in a Northeasterly direction for a distance of 31.82 feet to an existing PK nail set being the point of beginning; thence continue in a Northeasterly direction along last mentioned course for a distance of 216.17 feet to an existing ½" crimp iron pin and being on the edge of the existing water for a lake; thence turn an angle to the right of 90 degrees 45 minutes 17 seconds and run in a Southeasterly direction along the edge of the water for the lake for a distance of 30.63 feet; thence turn an angle to the left of 24 degrees 27 minutes 46 seconds and run in a Southeasterly direction for a distance of 15.88 feet to a point on the edge of the lake; thence turn an angle to the right of 18 degrees 41 minutes 03 seconds and run in a Southeasterly direction for a distance of 14.0 feet to a point on the edge of the lake; thence turn an angle to the right of 32 degrees 06 minutes 14 seconds and run in a Southerly direction for a distance of 18.59 feet; thence turn an angle to the right of 90 degrees 49 minutes 53 seconds and run in a Westerly direction for a distance of 134.4 feet to an existing iron; thence turn an angle to the left of 20 degrees 21 minutes 53 seconds and run in a Southwesterly direction for a distance of 96.96 feet, more or less, to the point of beginning.



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