

Send tax notice to:  
James R. Moncus, Jr.  
5881 Surrey Lane  
Birmingham, AL 35242  
File No. 11-068

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

STATE OF ALABAMA )

JEFFERSON COUNTY )

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty Thousand Two Hundred Seventy-Five and no/100 Dollars (\$40,275.00) and other good and valuable consideration, in hand paid to the undersigned, Bridlewood Farms, LLC, an Alabama Limited Liability Company, (hereinafter referred to as the "Grantor") by James R. Moncus, 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 Grantee, the following described real estate situated in Bibb County and Shelby County, Alabama, to-wit:

**See Exhibit "A" attached hereto and incorporated herein by reference and also including and subject to Easement "B" 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 Survey of Hickey Land Surveying, Inc., dated August 16, 2005.
4. Mineral and mining rights not owned by the Grantor herein described.
5. Restrictions appearing of record in Inst. No. 2006-8613 (Shelby), RPB 164, Page 503 (Bibb).

And I(we) do for myself (ourselves), and for my (our) heirs, executors, and administrators

Recorded In RPB BK 258 Pg 479, 06/30/2011 02:23:50 PM Filed Tax 40.50, Recording Fee 18.50, TOTAL 59.00  
Jerry C. POU, Probate Judge, Bibb County, Alabama

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 22nd day of June, 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 22nd day of June, 2011.

[NOTARIAL SEAL]

Beverly A. Adair  
Notary Public  
My Commission expires: 10/4/14



20110805000229560 2/4 \$22.00  
Shelby Cnty Judge of Probate, AL  
08/05/2011 11:37:26 AM FILED/CERT

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## EXHIBIT "A"

### FOR LEGAL DESCRIPTION

Parcel #4 (Bibb and Shelby County, Alabama)  
Description to-wit:

From a 4"x4" concrete monument accepted as the N.E. corner of the NE1/4-SE1/4 of Section 20, T24N-R12E, run thence South along the accepted East boundary of said NE1/4-SE1/4 for a distance of 690.90 feet to a 1/2" rebar that is 650.00 feet North of a 4"x4" concrete monument accepted as the S.E. corner of said NE1/4-SE1/4; thence turn 90°09'15" right and run 250.00 feet along an accepted property line to a 1/2" rebar; thence turn 90°09'15" left and run 665.47 feet along an accepted property line to a 1/2" rebar; thence turn 86°36'46" right and run 360.00 feet along an accepted property line to a 1/2" rebar; thence turn 93°55'42" right and run 500.00 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 1320.84 feet to a 1/2" rebar; thence turn 26°19'09" right and run 48.02 feet to a 1/2" rebar in the center of a 60' easement for ingress and egress, said point being on a curve concave left, having a delta angle of 39°15'45" and tangents of 100.00 feet; thence turn 141°26'50" 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, said point being on the accepted North boundary of the NW1/4-SE1/4 of Section 20, T24N-R12E; thence turn 103°10'02" left and run 472.15 feet to a 1/2" rebar; thence turn 16°24'47" right and run 600.00 feet to a 1/2" rebar; thence turn 62°24'41" left and run 465.00 feet to the point of beginning of herein described parcel of land, containing 21.48 acres, situated in the SE1/4-NE1/4 and the NE1/4-SE1/4 and the NW1/4-SE1/4 of Section 20, T24N-R12E, Bibb and Shelby County, Alabama, subject to rights-of-way and easements of record.

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Shelby Cnty Judge of Probate, AL

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## EXHIBIT "B"

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 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 center line 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 191.31 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.



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