


**SPECIAL WARRANTY DEED**

  
20110810000235280 1/3 \$27.00  
Shelby Cnty Judge of Probate, AL  
08/10/2011 04:11:11 PM FILED/CERT

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Nine Thousand and no/100's Dollars (\$9,000.00)** and other good and valuable consideration to the undersigned grantor,

**JCD LANDS, LLC, an Alabama limited liability company**

(hereinafter referred to a GRANTOR) in hand paid by the GRANTEE the receipt whereof is hereby acknowledged the said GRANTOR does by these presents, grant, bargain, sell and convey unto

**MCR LAND INVESTMENTS, LLC**

(hereinafter referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**A parcel of land situated in the NW ¼ of the NE ¼ of Section 13, Township 20 South, Range 4 West, Shelby County, Alabama, being more particularly described as follows:**

**BEGIN at a rebar capped RCFA at the NW corner of Lot 10 of Oak Park Highlands Sector 3 as recorded in Map Book 26 Page 136 in the Office of the Judge of Probate in Shelby County, Alabama; thence N67°29'49"E along the northern line of Lot 10 a distance of 193.48 feet to a rebar capped RCFA at the NW corner of Lot 9 of said subdivision; thence S84°18'59"E along the northern line of Lot 9 a distance of 205.72 feet to a rebar capped RCFA at the NE corner of Lot 9 and on the Westerly right-of-way of Shelby County Highway 52; thence N27°06'00"W along said right-of-way a distance of 143.05 feet to a point of curve to the right having a central angle of 8°41'02" and a radius of 612.96', said curve subtended by a chord bearing N22°45'29"W and a chord distance of 92.81 feet; thence along the arc of said curve and along said right-of-way a distance of 92.90 feet to a rebar capped EDG; thence S46°38'45"W and leaving said right-of-way a distance of 388.36 feet to the POINT OF BEGINNING. Said parcel of land contains 0.77 acres, more or less.**

No title opinion was requested by the GRANTOR or GRANTEE and the Preparer of this deed offers no opinion as to the title to the above described property.

GRANTOR only warrants title from the time GRANTOR obtained title until the date GRANTOR conveys its interest in the aforesaid property to GRANTEE.

The warranty of this conveyance is subject to all prior reservations and conveyances of all oil, gas, and other mineral rights, and to ad valorem taxes for the current year and all subsequent years. The ad valorem taxes for all years and periods after 2011 shall be and are the responsibility of the Grantee.

Further, the special warranty of this conveyance is subject to any re-assessments of the subject property as a result of improvements placed thereon or increase in assessed value for any reason. Grantee acknowledges that the Property is to be transferred by this Special Warranty Deed in an "as-is" condition with no warranties of any nature regarding the condition of the Property, its zoning or fitness for a particular purpose. Grantee acknowledges that Grantor has made no representation or warranty, either expressed or implied, regarding the condition or use of the Property, and Grantee has thoroughly inspected the Property and improvements thereon and is purchasing the same in an "as-is" condition. No survey has been provided by Grantor.

This conveyance is effective the day and year acknowledged herein and is subject to all protective covenants and restrictions, easements, rights-of-way, all prior reservations and conveyances of all oil, gas, and other mineral rights for which Grantee shall be responsible.

The Property conveyed herein is further subject to, and there is expressly excepted from the special warranty of this conveyance, those certain encumbrances and other matters set forth in this deed.

TO HAVE AND TO HOLD, unto the said GRANTEE and its successors and assigns.

IN WITNESS WHEREOF, the said GRANTOR, by its Managing Member who is authorized to execute this conveyance has hereunto set its signature and seal this the 27th day of July, 2011.

ATTEST:

\_\_\_\_\_

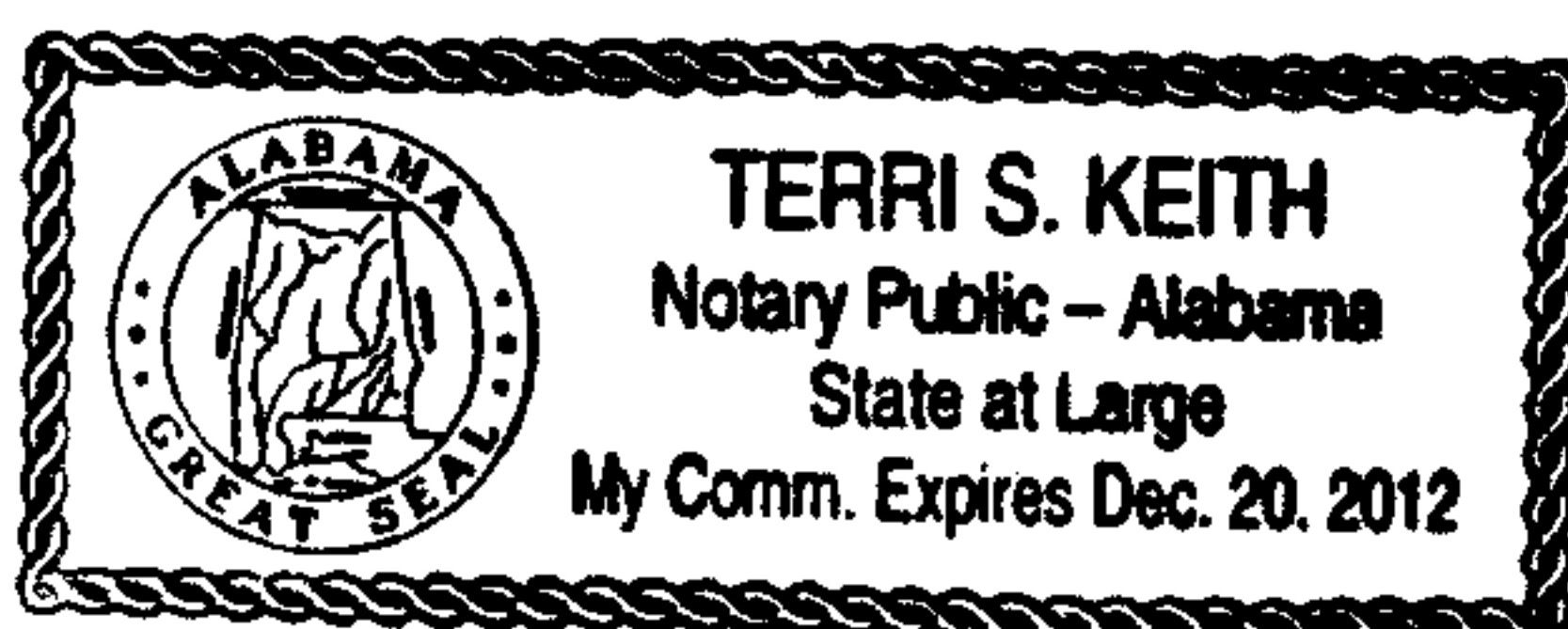
JCD LANDS, LLC

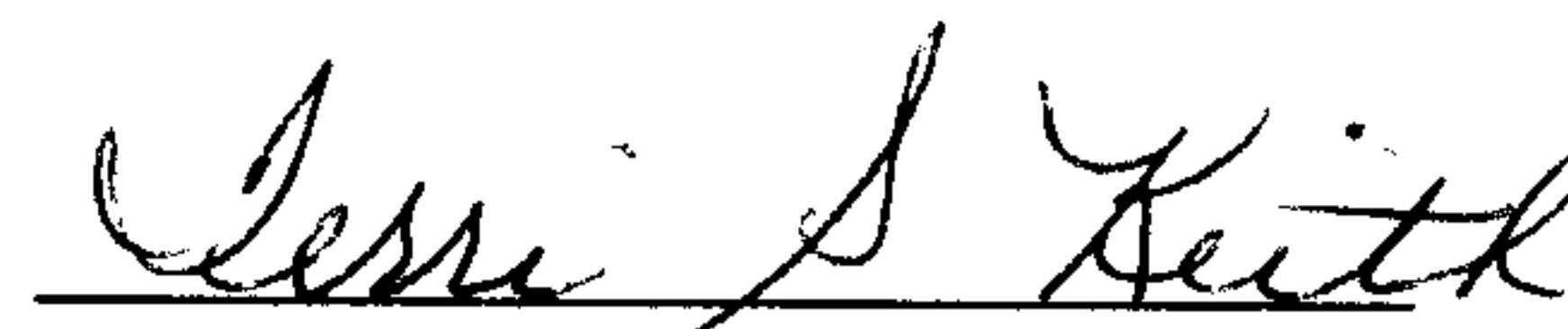
  
It's Managing Member  
Farmer Keith, LLC

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that, Connor Farmer, whose name as Member of Farmer Keith, LLC, the Managing Member of JCD Lands, LLC, an Alabama limited liability company is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he as such member of Farmer Keith, LLC, the Managing Member of JCD Lands, LLC and with full authority executed the same voluntarily for and as the act of JCD Lands, LLC.

Given under my hand and seal this the 27th day of July, 2011.



  
Notary Public




**THIS INSTRUMENT PREPARED BY:**

**F. Wayne Keith, Attorney  
15 Southlake Lane, Suite 150  
Birmingham, Alabama 35244**

**SEND TAX NOTICE TO:**

**MCR Land Investments, LLC  
3545 Lorna Ridge Drive  
Birmingham, Alabama 35216**

  
20110810000235280 3/3 \$27.00  
Shelby Cnty Judge of Probate, AL  
08/10/2011 04:11:11 PM FILED/CERT

Shelby County, AL 08/10/2011  
State of Alabama  
Deed Tax:\$9.00