

20110811000235760 1/4 \$145.00
Shelby Cnty Judge of Probate, AL
08/11/2011 12:58:07 PM FILED/CERT

This instrument prepared by:
Russell M. Cunningham, IV
Cunningham Firm, LLC
The Steiner Building, Suite 305
15 Richard Arrington, Jr. Blvd. N.
Birmingham, AL 35203-4141

Send tax notice to:
Florida Coastal Colors, LLC
550 Elm Street
Helena, AL 35080

Shelby County, AL 08/11/2011
State of Alabama
Deed Tax: \$123.00

STATE OF ALABAMA)
:
SHELBY COUNTY)

STATUTORY WARRANTY DEED

Know all men by these presents, that in consideration of Six Hundred Fifteen Thousand and 00/100 Dollars (\$615,000.00), to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, George E. Scott, III and Peggy J. Scott, as Trustees of the Scott Living Trust dated July 19, 2000 (Memorandum/Certificate of Trust recorded in the Shelby County, Alabama Judge of Probate's Office at Instrument No. 20040312000128160) ("Grantor"), does grant, bargain, sell and convey unto Florida Coastal Colors, LLC (herein referred to as Grantee), their undivided interest in the following described real estate situated in Jefferson County, Alabama, to-wit:

See **Exhibit A.**

LESS AND EXCEPT mineral/mining rights on such real property not owned by the Grantors.

Subject to easements; encumbrances; restrictions; rights of way; covenants; encroachments; set-back lines; restrictions; *ad valorem* taxes for the current year; and agreements and all other matters of record which are applicable to the above-described real estate or that would be disclosed by an accurate survey or careful physical inspection of the above-described real property.

To have and to hold unto the Grantee, its successors and assigns forever.

\$492,000.00 of the purchase price of the above described real estate was paid from the proceeds of a mortgage loan made to Grantee and closed simultaneously with the delivery of this deed.

IN WITNESS WHEREOF, George E. Scott, III and Peggy J. Scott, as Trustees of the Scott Living Trust, who are authorized to execute this conveyance, have hereto set their signatures and seals, this the 7th day of June, 2011.

SCOTT LIVING TRUST

By: George E. Scott III
George E. Scott, III
Its: Trustee

By: Peggy J. Scott
Peggy J. Scott
Its: Trustee

**NOTE: THE PREPARER OF THIS INSTRUMENT HAS SERVED AS A SCRIVENER ONLY
AND HAS NOT EXAMINED TITLE WITH RESPECT TO THE PROPERTY DESCRIBED
HEREIN AND DOES NOT HEREBY GIVE AN OPINION WITH RESPECT THERETO.**

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that George E. Scott, III, whose name as the trustee of the Scott Living Trust, 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, he, as such trustee with full authority, executed the same voluntarily for and as the act of said trust.

Given under my hand and official seal this 7 day of June, 2011.

[Notarial Seal]

M. A.
Notary Public

My Commission Expires: 5-21-17



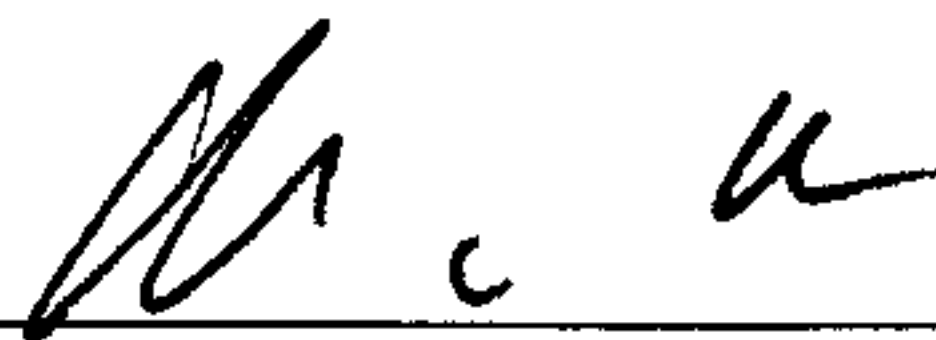
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STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Peggy J. Scott, whose name as the trustee of the Scott Living Trust, 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, she, as such trustee with full authority, executed the same voluntarily for and as the act of said trust.

Given under my hand and official seal this 7 day of June, 2011.

[Notarial Seal]



Notary Public

My Commission Expires: 5-21-12

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the North half of the Southeast Quarter of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at a found crimp pipe, said point being the Southeast corner of Lot 8 of Mullin's Eastside Addition to Helena, as recorded in Map Book 4, Page 25, in the Office of the Judge of Probate, Shelby County, Alabama, said point also being on the South line of said North half of said Southeast Quarter; thence leaving said Lot 8 run in an Easterly direction along said South line for a distance of 351.74 feet to a set capped rebar stamped GSA CA-560-LS, said point also being the POINT OF BEGINNING; thence leaving said South line, turn an exterior angle to the right of 89 degrees 57 minutes 31 seconds and run in a Northerly direction for a distance of 269.44 feet to a set capped rebar stamped GSA CA-560-LS, said point also being on the Southernmost right of way line of Elm Street (50' R.O.W.); thence turn an interior angle to the left of 91 degrees 37 minutes 58 seconds and run in an Easterly direction along said Southernmost right of way line for a distance of 309.97 feet to the centerline of Prairie Branch; thence leaving said Southernmost right of way line turn an interior angle to the left of 79 degrees 54 minutes 33 Seconds and run in a Southwesterly direction along the centerline of said Prairie Branch for a distance of 30.22 feet; thence turn an exterior angle to the right of 159 degrees 09 minutes 04 seconds and run in a Southeasterly direction along said centerline for a distance of 51.97 feet; thence turn an exterior angle to the right of 141 degrees 59 minutes 16 seconds and run in a Southeasterly direction along said centerline for a distance of 139.71 feet; thence turn an interior angle to the left of 175 degrees 46 minutes 06 seconds and run in a Southeasterly direction along said centerline for a distance of 157.33 feet, said point also being on said South line of said North half of said Southeast Quarter; thence leaving said centerline turn an interior angle to the left of 43 degrees 47 minutes 14 seconds and run in a Westerly direction along said South line for a distance of 537.70 feet to the POINT OF BEGINNING.

Subject property to be known as:

Lot 2, according to Scott's Addition to Helena, as recorded in Map Book _____, Page _____, in the Probate Office of Shelby County, Alabama.