

THIS INSTRUMENT WAS PREPARED BY:  
FOSTER D. KEY, ATTORNEY AT LAW  
POST OFFICE BOX 360345  
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:  
M. SMITH RE, LLC  
7301 KINGS MOUNTAIN ROAD  
BIRMINGHAM, ALABAMA 35242

## CORPORATION FORM STATUTORY WARRANTY DEED

STATE OF ALABAMA)  
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **EIGHT HUNDRED FORTY TWO THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$842,400.00)** to the undersigned GRANTOR, **MUTUAL SAVINGS CREDIT UNION**, a corporation (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **M. SMITH RE, LLC**, (herein referred to as GRANTEE) the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

A parcel of land located in the SE 1/4 of the NW 1/4 and the SW 1/4 of the NE 1/4 of Section 16, Township 22 South, Range 2 West, Shelby County, Alabama, more particularly described as follows; Commence at the NE corner of said SE 1/4 of the NW 1/4 thence in a Southerly direction along the Easterly line of said SE 1/4 of the NW 1/4 a distance of 333.69 feet to the point of beginning; thence 0 deg. 03 min. 01 sec. right in a Southerly direction a distance of 648.55 feet to the beginning of a curve to the left having a radius of 150.00 feet and a central angle of 22 deg. 06 min. 25 sec.; thence left in a Southeasterly direction along the arc of said curve a distance of 57.88 feet to the beginning of a curve to the left having a radius of 25.00 feet and a central angle of 95 deg. 01 min. 10 sec.; thence left in a Southeasterly and Northeasterly direction along the arc of said curve a distance of 41.46 feet to the beginning of a curve to the right having a radius of 200.00 feet and a central angle of 7 deg. 19 min. 44 sec.; thence right in a Northeasterly direction along the arc of said curve a distance of 25.58 feet to the end of said curve; thence continue in a Northeasterly direction along a line tangent from said curve a distance of 222.22 feet to a point on the Southwesterly R.O.W. line of U.S. Highway #31; thence an Interior angle to the left from the last described course of 91 deg. 43 min. 01 sec. in a Southeasterly direction and along said R.O.W. line a distance of 50.02 feet; thence an interior angle to the left from the last described course of 88 deg. 16 min. 59 sec. in a Southwesterly direction a distance of 223.72 feet to the beginning of a curve to the left having a radius of 150.00 feet and a central angle of 13 deg. 12 min. 17 sec.; thence left in a Southwesterly direction along said curve an arc distance of 34.57 feet; thence continue in a Southwesterly direction along a line tangent from said curve, a distance of 72.16 feet; thence an exterior angle to the right from last described course of 123 deg. 44 min. 52 sec. in a Southerly direction a distance of 193.24 feet; thence an Interior angle to the left from the last described course of 88 deg. 45 min. 28 sec. in a Westerly direction a distance of 575.33 feet; thence an Interior angle to the left from the last described course of 91 deg. 08 min. 26 sec. in a Northerly direction a distance of 969.39 feet; thence an Interior angle to the left from the last described course of 91 deg. 47 min. 46 sec. in an Easterly direction a distance of 627.35 feet to the Point of Beginning; being situated in Shelby County, Alabama.



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Shelby Cnty Judge of Probate, AL  
09/20/2011 11:34:12 AM FILED/CERT

### SUBJECT TO:

1. Taxes for the year 2011, which are a lien but not yet due and payable until October 1, 2011.
2. Permits and easements to Alabama Power Company recorded in Deed Book 48, Page 589; Deed Book 188, Page 48; Deed Book 186, Page 299; Deed Book 206, Page 194 and Deed Book 206, Page 218.
3. Right(s) of way to Shelby County, as recorded in Deed Book 51, Page 342 and Deed Book 72, Page 521.
4. Right(s) of way to BellSouth Telecommunications, Inc., as recorded in Instrument No. 200606300000315730.
5. Grant of Land Easement and Restrictive Covenants for Underground Facilities in Subdivision in Favor of Alabama Power Company as recorded in Instrument No. 20071108000516810.
6. Easements, rights and privileges in favor of Alabama Power Company as set forth in Instrument No. 20071114000522000.

TO HAVE AND TO HOLD the above described property unto the said GRANTEE, together with all and singular the tenements, heriditaments and appurtenances thereunto belonging or in anywise appertaining and unto its heirs and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR, by its **CEO, DOUGLAS L. KEY**, who is authorized to execute this conveyance, has hereto set its signature and seal this 13TH day of SEPTEMBER, 2011.

**MUTUAL SAVINGS CREDIT UNION**

Shelby County, AL 09/20/2011  
State of Alabama  
Deed Tax: \$842.50

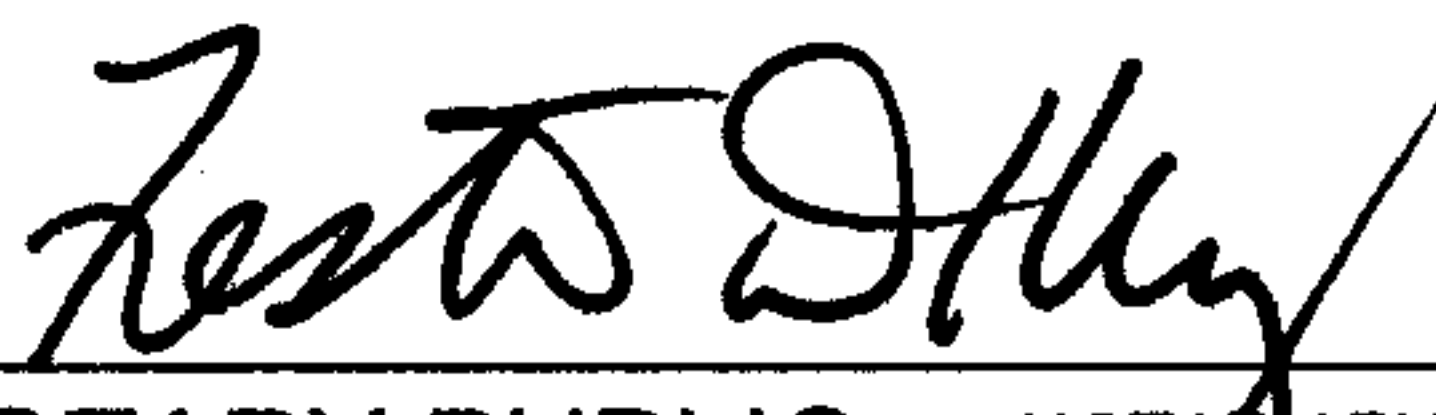
BY:  
AS:


CEO

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that **DOUGLAS L. KEY**, whose name as **CEO of MUTUAL SAVINGS CREDIT UNION**, a corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he, as such officer and with full authority, executed for and as the act of said corporation.

Given under my hand and official seal this 13TH day of SEPTEMBER, 2011.

  
NOTARY PUBLIC      NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
My Commission Expires      MY COMMISSION EXPIRES: Aug 7, 2013  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

  
20110920000278100 2/2 \$857.50  
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