

This document was prepared by:
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Send Tax notice to:
Summer Properties, LLC
7000 Hwy. 25
Montevallo, AL 35115

STATUTORY WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED FORTY NINE THOUSAND DOLLARS AND ZERO CENTS** (\$149,000.00) to the undersigned Grantor, Superior Bank, a/an _____ Banking Corporation represented by Cunder Bush, it's VP SAC, and with full authority, in hand paid by Summer Properties, LLC, the grantees herein, the receipt of which is hereby acknowledged, I or we, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Summer Properties, LLC, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL 1:

The North 377.14 feet of the NW 1/4 of the SE 1/4 lying East of Shelby County Road 89 in Section 6, Township 24 North, Range 13 East. Less and except a portion of property previously sold. Said property more particularly described as follows:

Begin at the Northeast corner of the NW 1/4 of the SE 1/4 of Section 6, Township 24 North, Range 13 East and run North 86 degrees 32 minutes 34 seconds West along the North line of said 1/4 - 1/4 section for 565.21 feet; thence run South 11 degrees 04 minutes 02 seconds West and run 60.67 feet; thence turn North 82 degrees 36 minutes 11 seconds West and run 118.57 feet; thence run North 10 degrees 33 minutes 24 seconds East for 52.16 feet; thence run North 86 degrees 39 minutes 08 seconds West for 425.07 feet to the East right of way line of Shelby County Road No. 89, said point being on a curve to the left having a central angle of 17 degrees 31 minutes 38 seconds and a radius of 1332.73 feet; thence turn 67 degrees 52 minutes 28 seconds left to the chord of said curve and run along the arc of said curve for 407.69 feet; thence from the extended chord of said curve turn 112 degrees 01 minutes 23 seconds to the left and run South 86 degrees 32 minutes 59 seconds East for 1257.57 feet to the East line of said 1/4 - 1/4 section; thence turn 89 degrees 15 minutes 36 seconds left and run North 04 degrees 11 minutes 25 seconds East along the East line of said 1/4 - 1/4 section for 377.41 feet to the point of beginning; begin situated in Shelby County, Alabama.

PARCEL 2:

Beginning at the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 6, Township 24 North, Range 13 East, Shelby County, Alabama;

510-2805

thence run North 86 degrees 32 minutes 34 seconds West along the South line of said 1/4 - 1/4 section a distance of 165.77 feet to a set rebar corner; thence run North 00 degrees 54 minutes 52 seconds West for a distance of 712.16 feet to the South right of way line of Alabama Highway No. 25; thence run South 89 degrees 17 minutes 11 seconds East along said right of way line for 230.05 feet to a found old corner on the East line of the said Southwest 1/4 of the Northeast 1/4 of Section 6; thence run South 04 degrees 13 minutes 55 seconds West along the East line of said 1/4 - 1/4 section for 721.16 feet to the Point of Beginning.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR make no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantee has inspected and examined the property and is purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on his own judgment.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12th day of August, 2011.

Candice Bush VP
SUPERIOR BANK
By: Candice Bush
Its: VP SBC

STATE OF Alabama

COUNTY OF Jefferson

Trina R. Kittrell a notary for said County and in said State, hereby certify that Candice Bush, whose name as Vice President of Superior Bank NA, a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument he, as such officer and with full authority executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 12th day of August, 2011.

Trina R. Kittrell
Notary Public

My Commission expires: 8/13/15

