



20120112000015940 1/2 \$265.00
Shelby Cnty Judge of Probate, AL
01/12/2012 02:12:21 PM FILED/CERT

Send tax notice to:

BCR HOLDINGS LLC
4300 HELENA ROAD
HELENA, AL, 35080

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2011493

Shelby County, AL 01/12/2012
State of Alabama
Deed Tax:\$250.00

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00) in hand paid to the undersigned, RENASANT BANK, a Mississippi Corporation (hereinafter referred to as "Grantors") by BCR HOLDINGS LLC (hereinafter referred to as Grantees") the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN EASTERLY ALONG THE NORTHERLY LINE THEREOF A DISTANCE OF 1,326.83 FEET TO A 3" CAPPED PIPE FOUND ALSO BEING THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE LEAVING SAID NORTHERLY LINE TURN A DEFLECTION ANGLE RIGHT OF 56 DEGREES 04 MINUTES 42 SECONDS AND RUN SOUTHEASTERLY A DISTANCE OF 497.70 FEET TO THE EASTERLY MARGIN OF ALABAMA HIGHWAY #281 (ALSO KNOWN AS HELENA ROAD, AN 80 FOOT WIDE RIGHT OF WAY); THENCE TURN A DEFLECTION ANGLE RIGHT OF 48 DEGREES 01 MINUTES 38 SECONDS AND RUN SOUTHWESTERLY ALONG SAID EASTERLY MARGIN A DISTANCE OF 40.02 FEET TO A MAGNAIL SET AND THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUE ALONG SAID EASTERLY MARGIN AND RUN SOUTHWESTERLY A DISTANCE OF 249.06 FEET TO A CAPPED REBAR SET (ALS CA749LS); THENCE LEAVING SAID 80 FOOT WIDE EASTERLY MARGIN TURN A DEFLECTION ANGLE LEFT OF 91 DEGREES 15 MINUTES 28 SECONDS AND RUN SOUTHEASTERLY A DISTANCE OF 151.25 FEET TO A CAPPED REBAR SET (ALS CA749LS); THENCE TURN A DEFLECTION ANGLE LEFT OF 90 DEGREES 00 MINUTES 00 SECONDS AND RUN NORTHEASTERLY A DISTANCE OF 165.00 FEET TO A MAGNAIL SET; THENCE TURN A DEFLECTION ANGLE LEFT OF 90 DEGREES 00 MINUTES 00 SECONDS AND RUN NORTHWESTERLY A DISTANCE OF 10.00 FEET TO A MAGNAIL SET; THENCE TURN A DEFLECTION ANGLE RIGHT OF 90 DEGREES 00 MINUTES 00 SECONDS AND RUN NORTHEASTERLY A DISTANCE OF 84.00 FEET TO A CAPPED REBAR SET (ALS CA 749LS); THENCE TURN A DEFLECTION ANGLE LEFT OF 90 DEGREES 00 MINUTES 00 SECONDS AND RUN 135.79 FEET TO THE POINT OF BEGINNING.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2011 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2012.
2. TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS.
3. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
4. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY PUBLIC RECORDS.
5. ANY MINERAL OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS.
6. RIGHT OF WAY TO AT&T, RECORDED IN REAL 184, PAGE 22, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN INSTRUMENT 1995-31028, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. DELINEATED ON THE SURVEY OF ERIC D. HENNEBERGER WITH APEX LAND SURVEYING LLC, DATED 10/15/2009: ENCROACHMENT OF OPEN DECK, DECK AND STAIRS, RAMP, CONCRETE AND AIR CONDITION UNIT OVER PROPERTY LINE.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. Grantor makes no warranty or covenants respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance of adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, said Grantor, has hereunto set their hand and seal this the 29th day of December, 2011.

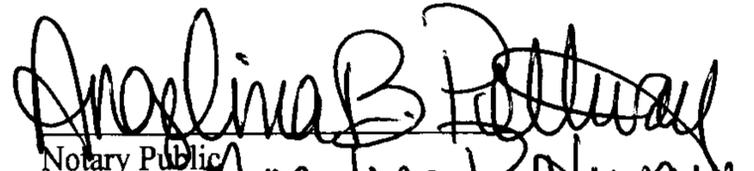
RENASANT BANK

By: SUANNE D. HOCKMAN
SENIOR VICE PRESIDENT

STATE OF ALABAMA
COUNTY OF MADISON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SUANNE D. HOCKMAN, whose name as SENIOR VICE PRESIDENT OF RENASANT BANK, A Mississippi 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 said conveyance, she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 29th day of December, 2011.


Notary Public
Print Name: Angelina Bellway
Commission Expires: 6/18/12