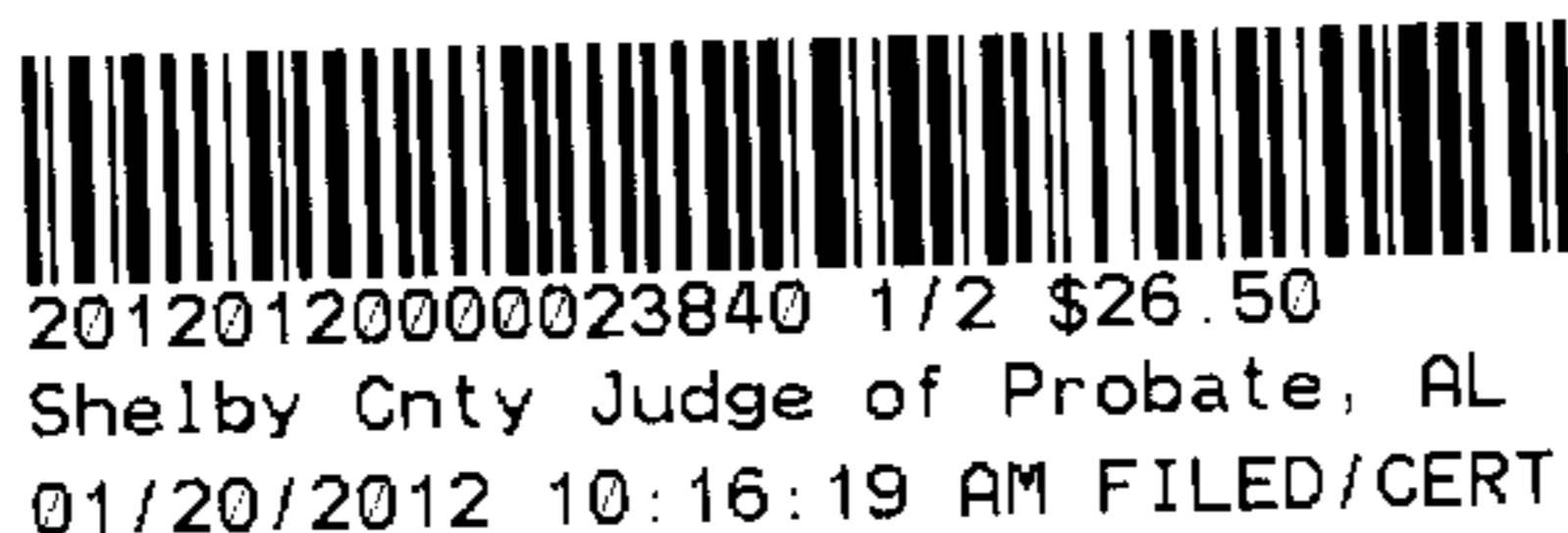


**WARRANTY DEED**

STATE OF ALABAMA  
SHELBY COUNTY



Shelby County, AL 01/20/2012  
State of Alabama  
Deed Tax: \$11.50

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Forty Five Thousand and no/100's Dollars (\$45,000.00)** 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

**JIMMY PATE**

(hereinafter referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama, to-wit:

**A parcel of land located in the Northeast ¼ of Section 23, Township 20 South, Range 4 West, more particularly described as follows: Commence at the Northeast corner of said Northeast ¼; thence in a southerly direction along the easterly line of said Section 23, a distance of 21.96 feet to the Northwesterly right of way line of a county road; thence 57° 03' right, in a Southwesterly direction along said right of way line, a distance of 615.88 feet to the beginning of a curve to the left, having a radius of 2864.72 feet; thence in a southwesterly direction along said curve and right of way line, a distance of 194.16 feet to the point of beginning; thence continue along said curve and right of way line a distance of 200.00 feet; thence 104° 38' 42" right from a line tangent to said curve, in a northwesterly direction, a distance of 639.01 feet to the intersection with the north line of said Northeast ¼; thence 115° 09' 39" right, in an easterly direction along said north line, a distance of 311.00 feet; thence 74° 49' 12" right, in a southeasterly direction, a distance of 470.99 feet to the point of beginning. Situated in Shelby County, Alabama.**

**Subject to:**

- 1. Taxes for the year 2012 and subsequent years.**
- 2. Easement granted to Shelby County, Alabama as recorded in Book 221, Page 351.**
- 3. Easement granted to Alabama Power Company as recorded in Book 84, Page 166.**
- 4. Less and except any part of subject property lying within any road right-of-way.**
- 5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.**
- 6. City ordinance set forth in Inst. No. 20060711000334060.**
- 7. Court order to stop any commercial activity recorded in Inst. No. 20110418000118290.**
- 8. Subject to building setback lines and restrictions set forth in Book 26, Page 800.**
- 9. Easement for ingress and egress and utility right of way recorded in inst. No. 2011-27105.**

**\$33,750.00 of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.**

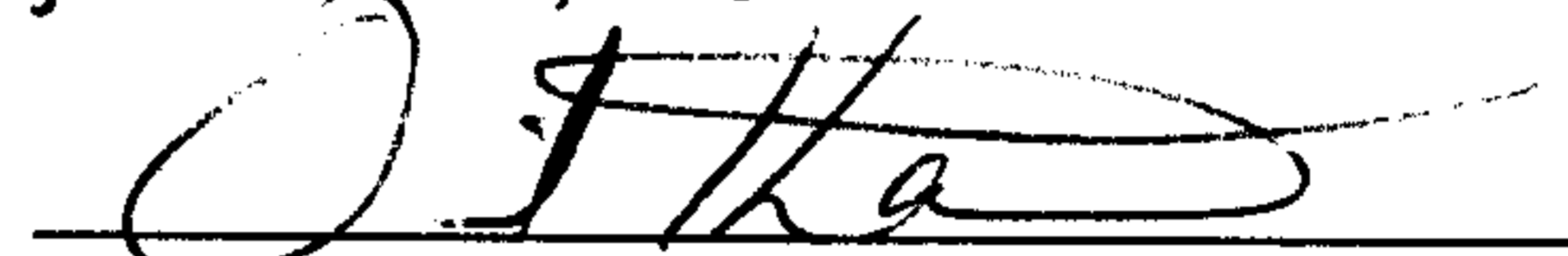
TO HAVE AND TO HOLD, unto the said GRANTEE, his heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

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 17<sup>th</sup> day of January, 2012.

ATTEST:


JCD LANDS, LLC

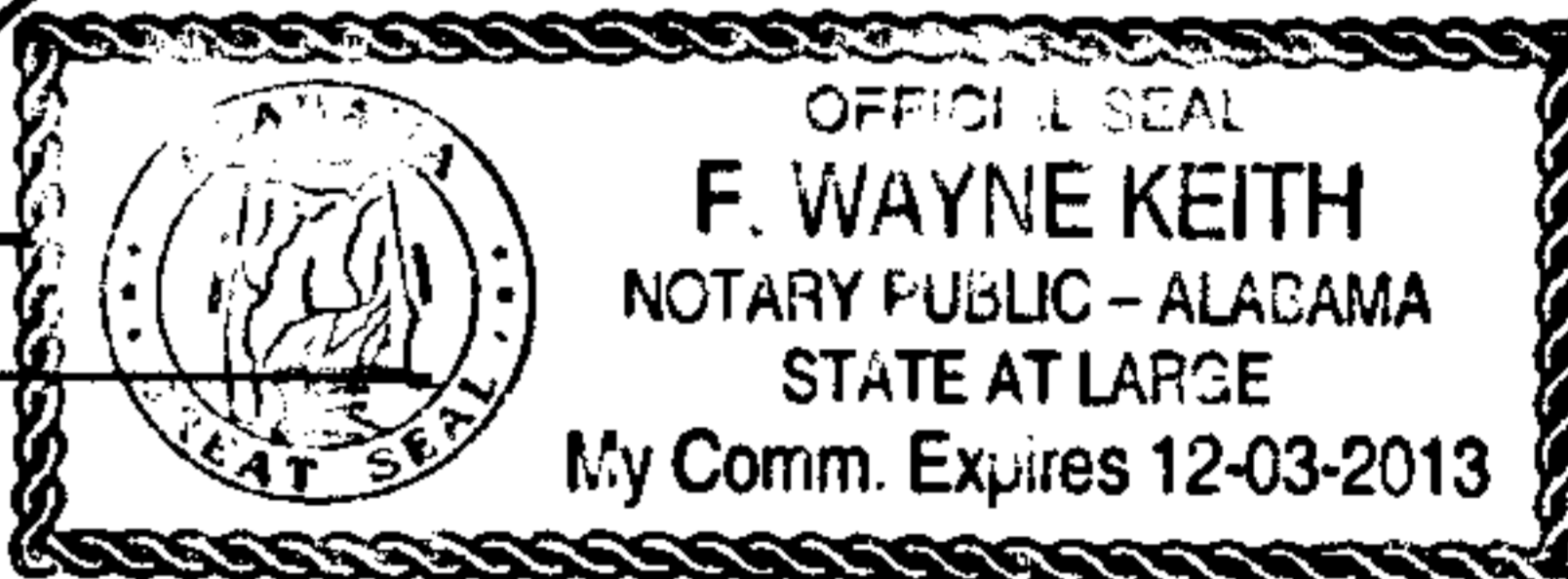
  
It's Managing Member  
Farmer Keith, LLC

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that, David Keith, 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 17<sup>th</sup> day of January, 2012.

  
Notary Public



THIS INSTRUMENT PREPARED BY:  
F. Wayne Keith, Attorney  
15 Southlake Lane Suite 150  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:  
Jimmy Pate  
122 Orchard Lane  
Helena, Alabama 35080



20120120000023840 2/2 \$26.50  
Shelby Cnty Judge of Probate, AL  
01/20/2012 10:16:19 AM FILED/CERT