

This instrument was prepared by:

Candice J. Shockley, Esquire
SHOCKLEY & KING, LLC
2491 Pelham Parkway
Pelham, Alabama 35124

Send tax notice to:

William S. Lovelady
3347 Pelham Pkwy
Pelham, AL 35124

GENERAL WARRANTY DEED
(Without Survivorship)

\$220,000 VALUE


20120302000074350 1/6 \$227.00
Shelby Cnty Judge of Probate, AL
03/02/2012 10:23:45 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: that in consideration of THE TRANSFER OF 49 SHARES OF LOVELADY AUTOMOTIVE SERVICE CENTER, INC. (VALUE \$200,000.00) AND ONE 2008 HARLEY DAVIDSON MOTORCYCLE (VALUE \$20,000.00), in hand paid by the grantee herein the receipt whereof is acknowledged, I, Grady Scott Lovelady, an unmarried man, herein referred to as Grantor, do grant, bargain, sell and convey unto William S. Lovelady, herein referred to as Grantee, all my rights, title and interest in the following described real property situated in Shelby County, Alabama, to wit:

A tract of land situated in the NE 1/4 of the SW 1/4 of Section 8, Township 22 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Beginning at the point of intersection of the Northwesterly line of the Norfolk-Southern Railroad R.O.W. and the Easterly line of Shelby County Highway No. 17, and run in a Northerly direction along said Easterly line of Highway No. 17 in the arc of a curve to the right, having a radius of 2251.72 feet and a central angle of 9 deg. 09 min. 03 sec. for a distance of 359.62 feet to the P.T. (Point of Tangent) of said curve; thence in the tangent to said curve in a Northerly direction and along said easterly line of Highway No. 17 for a distance of 309.32 feet to the P. C. (Point of Curve) of a curve to the right; thence in the arc of said curve, having a radius of 2824.79 feet and a central angle of 2 deg. 36 min. 23 sec. for a distance 128.50 feet to a point; thence turn 107 deg. 20 min. 34 sec. to the right, angle measured to chord, in an Easterly direction for a distance of 877.04 feet to a point Northwesterly R.O.W. line of the Norfolk-Southern Railroad; thence turn 136 deg. 37 min. 19 sec. to the right and run in a Southerwesterly direction along said R.O. W. line for a distance of 307.01 feet to the P.C (Point of Curve) of a curve to the left; thence in the arc of said curve, having a radius of 1578.16 feet and a central angle of 23 deg. 43 min. 25 sec. and along said R. O. W. for a distance of 653.45 feet to the point of beginning. Containing 300,503.94 square feet or 6.90 acres more or less. According to the survey by Robert O. Blain, AL Reg #9789, dated July 5, 2000.

And

A parcel of land located in the NE1/4 of SW1/4 and the NW1/4 of SE1/4 of Section 8, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the NE corner of the NW1/4 of SE1/4; thence in a Southerly direction along the East line of said 1/4-1/4 Section a distance of 64.51 feet; thence 92 degrees 01 minute 20 seconds right for a distance of 1036.33 feet to a point on the West line of Southern Railroad 100 feet right of way being the point of beginning of the herein described parcel; thence continue Westerly on same line for a distance of 1371 feet to a point on the East right of way line of County Road 17 (a previously established iron pin); thence in a Southeasterly direction along the East right of way line of County Road 17 (turning an angle to the left of 102 degrees 39 minutes 50 seconds for a distance of 372.85 feet on a chord) to a point on the East right of way of said road (previously established iron pin); thence turn an angle of 77 degrees 20 minutes 10 seconds to the left for a distance of 891.00 feet to a point on the West right of way line of Southern Railroad; thence run Northeasterly along said railroad right of way line for a distance of 539.4 feet back to the point of beginning; being situated in Shelby County, Alabama.

This conveyance also includes all rights conveyed by virtue of the easement referenced in the prior deed found at Book 337, Page 461, in the Probate Office of Shelby County, Alabama.

And

A parcel of land located in the SW 1/4 of the NE 1/4, the SE 1/4 of the NW 1/4, the NE 1/4 of the SW 1/4, and the NW 1/4 of the SE 1/4, all in Section 8, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Begin at the SE corner of said SW 1/4 of the NE 1/4; thence in a Northerly direction, along the East line of said 1/4 1/4 Section, a distance of 293.23 feet; thence 87 deg. 58 min. 40 sec. left, in a Westerly direction a distance of 2395.06 feet to a point on the Southeasterly right of way line of Shelby County Highway No. 17, said point also being on a curve to the left, said curve having a radius of 676.24 feet and a central angle of 26 deg. 27 min. 23 sec.; thence 75 deg. 01 min. 34 sec. left to tangent of said curve; thence along arc of said curve, in a Southwesterly and then Southeasterly direction, along said right of way line, a distance of 312.25 feet to end of said curve; thence continue in a Southeasterly direction along said right of way line, a distance of 49.15 feet; thence 78 deg. 31 min. 03 sec. left in an Easterly direction, a distance of 2407.33 feet to a point on the East line of said NW 1/4 of the SW 1/4; thence 92 deg. 01 min. 20 sec. left, in



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a Northerly direction along said East line, a distance of 64.51 feet to the point of beginning; being situated in Shelby County, Alabama. Subject to a 100 foot Southern Railroad right of way.

LESS AND EXCEPT:

A lot or parcel of land in the S ½ of the SE 1/4 of the NW 1/4, Section 8, Township 22 South, Range 3 West, Shelby County, Alabama, described more particularly as follows: From the SW corner of said 1/4 1/4 Section, run North along the West 1/4 1/4 line for 289.2 feet; thence run East and parallel to the North 1/4 1/4 line for 248.1 feet to a point on the East right of way line of Shelby County Road No. 17, and the point of beginning of subject parcel of land, from said point thus established, run Southerly along said right of way line for 98.2 feet to a point on the Northerly margin of a field road; thence deflect an angle to the left of 101 deg. 57 min. and run Easterly along said road margin for 316 feet to a point in the center of a creek; run thence Northeasterly along said center of said creek for 131 feet; thence run West and parallel to the North 1/4 1/4 line for 382.6 feet to a point on said right of way line; run thence Southerly along said road right of way for 60 feet and back to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT:

Commence at the SW corner of the S ½ of the SE 1/4 of the NW 1/4 of Section 8, Township 22 South, Range 3 West; thence North 289.2 feet, thence East 248.1 feet to the East right of way of a county road; thence right 99 deg. 16 min. 01 sec. and run 98.2 feet to the point of beginning; thence left 101 deg. 57 min., and run Northeasterly 316.0 feet to the center of a creek; thence run Southwesterly along the center of said creek, 100 feet more or less; thence run Southwesterly and parallel above described North property line, 225.0 feet, more or less; thence run Northeasterly 100.0 feet to the point of beginning; being situated in Shelby County, Alabama.

And

Parcel A.

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 8, Township 22 South, Range 3 West, Shelby County, Alabama; being more particularly described as follows:

Commence at the southeast corner of the SW 1/4 of the NE 1/4 of Section 8, Township 22 South, Range 3 West; thence in a northerly direction along the east line of said 1/4-1/4 section a distance of 293.23 feet to the point of beginning; thence continue along the last stated course along said east line a distance of 377.43 feet to the northeast corner of the S ½ of said 1/4-1/4 section; thence 87 deg. 58 min 40 sec. left in a westerly direction along the north line of said S ½ of said 1/4-1/4 section a distance of 1323.63 feet to the northeast corner of the SE



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1/4 of the NW 1/4; thence continue along the last stated course along the north line of said S 1/2 of said 1/4-1/4 a distance of 823.21 feet to a point on the southeast right of way line of Shelby County Highway No. 17; thence 49 deg. 33 min. 57 sec. to the left in a southwesterly direction along said right of way line a distance of 148.41 feet to the beginning of a curve to the left, having a radius of 676.24 feet and a central angle of 25 deg. 27 min. 37 sec.; thence along the arc of said curve, in a southwesterly direction along said right of way line a distance of 300.50 feet to a point; thence 104 deg. 58 min. 26 sec. left measured from tangent of said curve, in an easterly direction a distance of 2395.06 feet to the point of beginning. LESS AND EXCEPT that portion of the above described property lying east of the east right of way line of the Southern Railroad right of way.

LESS AND EXCEPT that portion within the Southern Railroad right of way.

LESS AND EXCEPT any portion of the above described property lying within Parcel B as shown on the survey and more particularly described as follows:

Commence at the southwest corner of the SE 1/4 of the NW 1/4 and run in a northerly direction along the east line of said 1/4-1/4 section for 266.80 feet to a point; thence 90 deg. 00 min. 00 sec. right in an easterly direction 247.65 feet to a point on the easterly right of way line of Shelby County No. 17, said point being the point of beginning; thence run in a northerly direction along said right of way line in the arc of a curve to the right, having a radius of 676.24 feet for 73.96 feet to a point; thence 69 deg. 03 min. 18 sec. right, angle measured to chord, in an easterly direction for 347.79 feet to a point; thence 120 deg. 08 min. 51 sec. right in a southwesterly direction for 118.75 feet to a point; thence 46 deg. 53 min. 26 sec. right in a westerly direction for 306.28 feet to a point on the easterly right of way line of Shelby County Highway No. 17; thence 103 deg. 16 min. 34 sec. right, angle measured to chord, in the arc of a curve to the right, having a radius of 676.24 feet, for 85.32 feet to the point of beginning.

And

A parcel of land located in the Northwest 1/4 of the Southwest 1/4 of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4, all in Section 8, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Begin at the Northwest corner of said Northwest 1/4 of Southwest 1/4; thence in a southerly direction, along the West line of said 1/4-1/4 section, a distance of 326.94 feet; thence 87 deg. 47 min. 49 sec. left in an Easterly direction a distance of 1524.95 feet to a point on the Southwest right of way line of Shelby County Highway No. 17, said point being on a curve to the right, said curve having a radius of 2904.51 feet and a central angle of 1 deg. 38 min. 43 sec.; thence 103 deg. 12 min. 43 sec. left to tangent of said curve; thence along arc of said curve along said right of way, in a



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Northwesterly direction, a distance of 83.40 feet to the end of said curve; thence continue in a Northwesterly direction, along said right of way, a distance of 213.7 feet to the beginning of a curve to the right, said curve having a radius of 756.24 feet and a central angle of 23 deg. 33 min. 24 sec.; thence along arc of said curve in a Northeasterly direction along said right of way, a distance of 310.92 feet to end of said curve; thence 104 deg. 09 min 39 sec. left measured from tangent of said curve in a westerly direction, a distance of 164.82 feet to a point on the West line of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 8; thence 90 deg. left in a Southerly direction along said West line, a distance of 266.80 feet to the Northeast corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 8; thence 92 deg. 10 min. 15 sec. right in Westerly direction along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, a distance of 1323.33 feet to the point of beginning, in the Probate Office of Shelby County, Alabama; Shelby County, Alabama.

Less and Except:

A lot or parcel of land lying and being situated in the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 8, Township 22 South, Range 3 West, and in the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 8, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Begin at the Southwest corner of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and run South 12.9 feet to a point on a fence; thence left an angle of 86 deg. 26 min. and run Easterly along a fence for 66 feet; thence right an angle of 87 deg. 31 min. and run Southerly 38.1 feet; thence left an angle of 91 deg. 13 min. and run Easterly along a fence 86 feet to a point of intersection with the Westerly right of way of County Road No. 17; thence run Northerly along said road right of way line (a curve concave to the right) for 318.0 feet, more or less; thence run West and parallel to the North $\frac{1}{4}$ - $\frac{1}{4}$ line for 164.82 feet; thence left an angle of 90 deg. 00 min. and run South 266.8 feet to the point of beginning in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

NOTE: No title documents were examined. The deed was prepared from information provided by the parties. .

TO HAVE AND TO HOLD to said Grantee, its heirs and assigns forever.

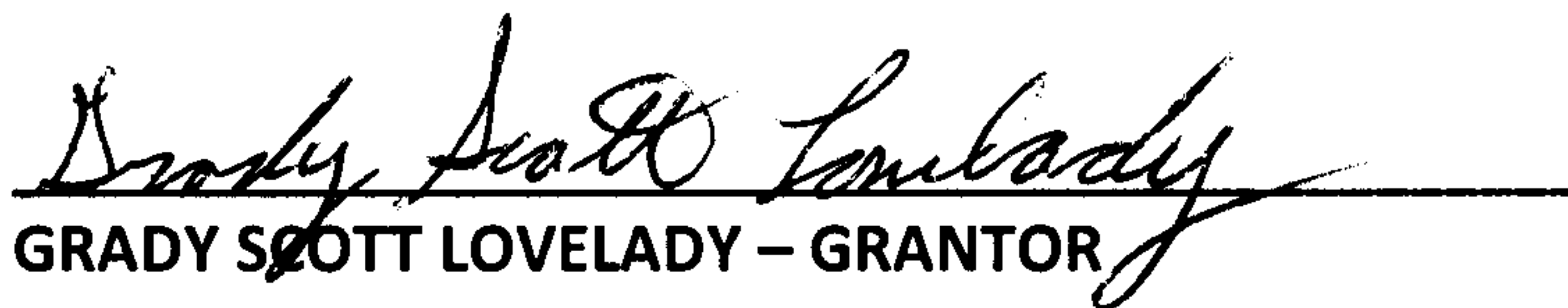
And I do for myself, for my heirs, executors, and administrators covenant with the said grantee, its heirs and assigns that I am lawfully seized in Fee Simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and



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convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to said Grantee, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set his hand and seal this 1
day of March, 2012.


GRADY SCOTT LOVELADY – GRANTOR (SEAL)

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GRADY SCOTT LOVELADY, an unmarried man, whose name 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 conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of March, 2012.


NOTARY PUBLIC

My commission expires: 2-16-16


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Shelby County, AL 03/02/2012
State of Alabama
Deed Tax: \$200.00