

This Instrument Prepared By: \$115000.00
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:
DAVID HENDERSON JR.
140 SMYLAK LAKEL WAY
LEWIS AL.
35094

WARRANTY DEED PAGE 1 (THIS DEED HAS BEEN EXECUTED IN COUNTERPART)
STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, Holland Real Estate Company, LLC, herein referred to as Grantor, (whether one or more), grant, bargain, sell and convey unto David P. Henderson, Jr., (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Described on Exhibit A attached hereto and incorporated by reference herein.

SUBJECT TO: (1) Taxes due in the year 2012 and thereafter; (2) Easements, restrictions, permits and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor.

Grantor does hereby reserve unto itself and to its successors and assigns an exclusive easement, running with the land, for vehicular and pedestrian ingress, egress, utilities and drainage over, across and under that portion of the property conveyed which is described on Exhibit A attached hereto as "Easement Area". Grantor or its assigns shall have the right to require Grantee or its successors or assigns to convey in fee simple the Easement Area upon recordation of a subdivision plat dividing the easement area from the property conveyed herein. Grantee, its successors or assigns shall cooperate in such subdivision process as reasonably requested, however, all costs associated with such subdivision shall be born by Grantor or its successors or assigns. At the time the Easement Area is conveyed to Grantor, its successors or assigns, the easement reserved in this deed shall expire.

The undersigned, Clay M. Holland and Teresa H. Cruger, have full power and authority to execute this deed for the Grantor.

TO HAVE AND TO HOLD to the said Grantee, his heirs, successors and assigns forever.


And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 14 day of March, 2012.

Holland Real Estate Company, LLC
By: Clay M. Holland
Clay M. Holland, Manager

By: _____
Teresa H. Cruger, Manager

STATE OF ALABAMA)
JEFFERSON COUNTY)
LLC ACKNOWLEDGMENT


20120316000092100 1/3 \$133.00
Shelby Cnty Judge of Probate, AL
03/16/2012 11:43:48 AM FILED/CERT

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Clay M. Holland as Manager of Holland Real Estate Company, LLC, 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 this instrument, he, in his capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 14 day of March, 2012.

Notary Public
My Commission Expires: 3.1.14

STATE OF ALABAMA)

COUNTY)
LLC ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Teresa H. Cruger as Manager of Holland Real Estate Company, LLC, 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 this instrument, she in her capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

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

Notary Public
My Commission Expires: _____

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:
DAVID HENDERSON JR.
140 SMYER LAKE WAY
LEWIS AL
35094

WARRANTY DEED **PAGE 2**

STATE OF ALABAMA)
SHELBY COUNTY)

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And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 13 day of March, 2012.

Holland Real Estate Company, LLC

By: _____
Clay M. Holland, Manager

By: Teresa H. Cruger
Teresa H. Cruger, Manager


STATE OF ALABAMA)
JEFFERSON COUNTY)

LLC ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Clay M. Holland as Manager of Holland Real Estate Company, LLC, 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 this instrument, he, in his capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

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

Notary Public
My Commission Expires: _____


20120316000092100 2/3 \$133.00
Shelby Cnty Judge of Probate, AL
03/16/2012 11:43:48 AM FILED/CERT

STATE OF ALABAMA)
Marshall COUNTY)

LLC ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Teresa H. Cruger as Manager of Holland Real Estate Company, LLC, 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 this instrument, she in her capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 13 day of March, 2012.

Patricia H. Arsen
Notary Public
My Commission Expires: 8/15/12

EXHIBIT A

A parcel of land in the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama, more particularly described as follows:

Beginning at the Southwest corner of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama and run thence northerly along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ 329.73 feet to a rebar corner; thence turn 29 degrees 21 minutes 41 seconds left and run northwesterly 205.28 feet to a rebar corner; thence turn 37 degrees 31 minutes 36 seconds right and run northerly 93.00 feet to a rebar corner; thence turn 64 degrees 27 minutes 40 seconds right and run east-northeasterly 949.10 feet to a rebar corner; thence turn 62 degrees 25 minutes 28 seconds right and run southeasterly 477.57 feet to a rebar corner; thence turn 91 degrees 26 minutes 10 seconds right and run southwesterly 832.81 feet to a rebar corner; thence turn 46 degrees 20 minutes 42 seconds right and run westerly along the South line of said Section 3 for a distance of 552.46 feet to the point of beginning, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

EASEMENT AREA:

A 60' Easement running along the west property line of 16.14 acres, as shown on the plat of Oak Hill Township, as recorded in Map Book 37, Page 46, in the Office of the Judge of Probate of Shelby County, Alabama, situated in Sections 3 and 4, Township 24 North, Range 12 East, lying 30' either side of and parallel to the following described centerline:

Commence at the SW Corner of Section 3, Township 24 North, Range 12 East, City of Montevallo, Shelby County, Alabama; thence N90°00'00"E, a distance of 30.01' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N01°27'05"W, a distance of 338.14'; thence N30°46'35"W, a distance of 203.76'; thence N06°43'07"E, a distance of 97.07' to the POINT OF ENDING OF SAID CENTERLINE.



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Shelby Cnty Judge of Probate, AL
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Shelby County, AL 03/16/2012
State of Alabama
Deed Tax: \$115.00