

Mike Atchison
P O Box 822
Columbiana, AL 35051

Western Properties, LLC
PO Box 3610
Hueytown, AL 35023

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FIFTY THOUSAND DOLLARS and NO/00 (\$50,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Janet Barber, a married woman* (herein referred to as *Grantors*), grant, bargain, sell and convey unto, *Western Properties, LLC* (herein referred to as *Grantee*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2012.
2. Easements, restrictions, rights of way, and permits of record.

This property constitutes no part of the homestead of the Grantors.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

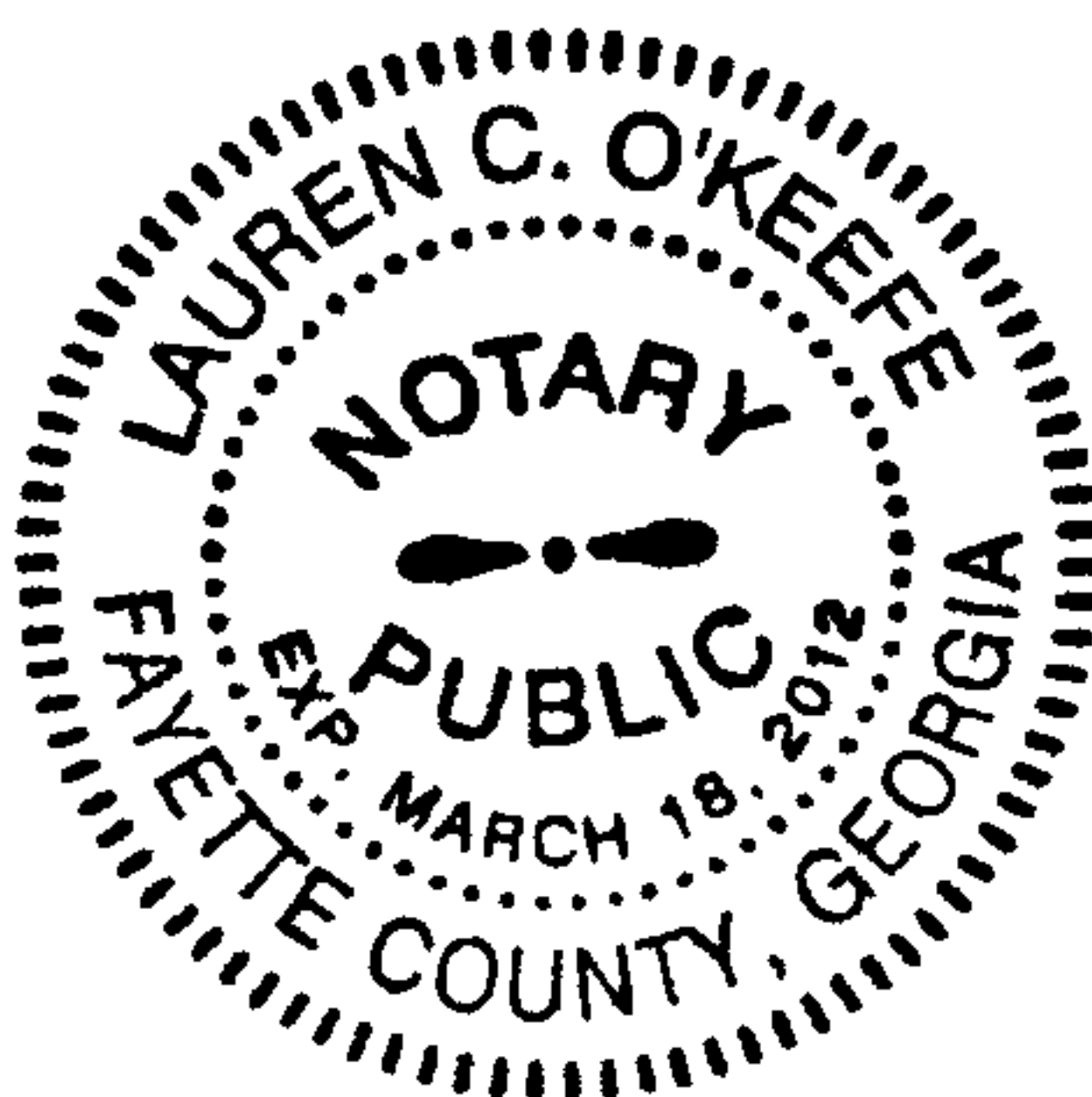
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28 day of December, 2011.

Janet Barber
Janet Barber

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Janet Barber*, whose name 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of December, 2011.



Lauren O'Keefe
Notary Public
My Commission Expires: March 18, 2012

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Shelby Cnty Judge of Probate, AL
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EXHIBIT A
LEGAL DESCRIPTION

Parcel 1 36-1-01-0-001-005

A tract or parcel of land 120 square in the Northwest Quarter of the Northwest Quarter of Section 1, Township 24 and Range 12 East, and described as follows: to establish a starting point begin at the Southwest corner of Section 23, Township 22 and Range 3 West and run 88 degrees East 397.3 feet; thence run South 5 degrees East 1357 feet on and along the common property line of property owned by Pearl Reynolds and property of Luther F. Rochester and wife, Clara B. Rochester, to a point on said common property line marked by an iron stob; thence from this point as a starting point run North 85 degrees East 120 feet; thence South 5 degrees East for 120 feet; thence South 85 degrees West for 120 feet, and thence Northerly on an along the aforesaid common property line for 120 feet to the point of beginning, being in the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 1, Township 24 and Range 12 East.

Parcel 2 36-1-02-0-001-001

TRACT ONE:

A tract or parcel of land in the Southeast corner of the Northeast Quarter of the Northeast Quarter and on the East side of the Southeast of the Northeast Quarter of Section 2, Township 24, Range 12 East, being in width (209 feet approximately) and 1577 feet in length and being more particularly described as follows: To establish a beginning point start at the Southwest corner of Section 23, Township 22 and Range 3 West and run South 88 degrees East 397.3 feet; thence South 5 degrees East 937 feet on and along the common property line of property owned by Pear Reynolds and property of Luther F. Rochester and wife, Clara Rochester, to a point on said common property line marked by an iron stob; thence from this point as a beginning point continue South on an along the aforesaid common property line for a distance of 1,577 feet to the point where the said common property line intersects the North right of way line of the Calera-Montevallo Highway #25; thence run South 82 degrees West on and along the North right of way of said Calera-Montevallo Highway #25 for a distance of 209 feet approximately to a point marked by an iron stob; thence from this point run Northerly in a straight line for a distance of 1,577 feet to a point also marked by an iron stob, and thence run Easterly for a distance of 209 feet approximately to the Point of Beginning, all in the East half of the Southeast Quarter of the Northeast Quarter and in the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 2, Township 24 and Range 12 East.

Parcel 3 27-7-26-0-001-004

TRACT THREE:

A tract or parcel of land in the East half of Section 27 and West Fourth of Section 26, in Township 22 and Range 3 West and in the Northern part of the Northeast Quarter of the Northeast Quarter of Section 2, Township 24 and Range 12 East, and being more particularly described as follows: To establish a starting point, begin at the Southwest corner of Section 23, Township 22 and Range 3 West and run 88 degrees East for 397.3 feet; thence from this point run South 5 degrees East on and along on and along the common property line of property owned by Pearl Reynolds and property of Luther F. Rochester and wife, Clara B. Rochester, for a distance of 937 feet to the on said common property marked by an iron stob; thence run Westerly for a distance of 209 feet approximately to an iron stob; said point begin the Northwest corner of property conveyed in Tract One herein; thence from this point run in a straight line Northwesterly to the point where the Northeast corner of the J. D. Smith property intersects the Freeman-Bason Line; thence run South 85 degrees West 1650 feet on and along the common property line of property owned by J.D. Smith and property of Luther F. Rochester and wife, Clara B. Rochester, thence North 3 degrees West for 555 feet to a corner iron stob, and thence North 88 degrees 20 minutes East for 2,640 feet on and along the common property line of property owned by J. D. Smith and property of Luther Rochester and wife, Clara B. Rochester, to the point of beginning, all part of the East half of Section 27 and West Fourth of Section 26, in Township 22 and Range 3 West and of the North half of the Northeast Quarter of the Northeast Quarter of Section 2, Township 24 and Range 12 East, all tracts conveyed herein being situated in Shelby County, Alabama.



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TRACT THREE:

A tract or parcel of land in the East half of Section 27 and West Fourth of Section 26, in Township 22 and Range 3 West and in the Northern part of the Northeast Quarter of the Northeast Quarter of Section 2, Township 24 and Range 12 East, and being more particularly described as follows: To establish a starting point, begin at the Southwest corner of Section 23, Township 22 and Range 3 West and run 88 degrees East for 397.3 feet; thence from this point run South 5 degrees East on and along on and along the common property line of property owned by Pearl Reynolds and property of Luther F. Rochester and wife, Clara B. Rochester, for a distance of 937 feet to the on said common property marked by an iron stob; thence run Westerly for a distance of 209 feet approximately to an iron stob; said point begin the Northwest corner of property conveyed in Tract One herein; thence from this point run in a straight line Northwesterly to the point where the Northeast corner of the J. D. Smith property intersects the Freeman-Bason Line; thence run South 85 degrees West 1650 feet on and along the common property line of property owned by J.D. Smith and property of Luther F. Rochester and wife, Clara B. Rochester, thence North 3 degrees West for 555 feet to a corner iron stob, and thence North 88 degrees 20 minutes East for 2,640 feet on and along the common property line of property owned by J. D. Smith and property of Luther Rochester and wife, Clara B. Rochester, to the point of beginning, all part of the East half of Section 27 and West Fourth of Section 26, in Township 22 and Range 3 West and of the North half of the Northeast Quarter of the Northeast Quarter of Section 2, Township 24 and Range 12 East, all tracts conveyed herein being situated in Shelby County, Alabama.

LESS AND EXCEPT:

Commence at the Southeast corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 2, Township 24 North, Range 12 East; thence run North along the East line of the said $\frac{1}{4}$ - $\frac{1}{4}$ for 201.12 feet to a point on the North right of way of Shelby County Road No. 25 and the point of beginning; thence continue North along the East line of the said $\frac{1}{4}$ - $\frac{1}{4}$ for 208.45 feet; thence turn an angle to the left of 89 degrees 28 minutes 42 seconds and run West for 154.47 feet; thence turn an angle to the left of 89 degrees 16 minutes 32 seconds and run South for 208.46 feet to a point on the North right of way of Shelby County Road #25; thence turn an angle to the left of 90 degrees 43 minutes 28 seconds and run East along the North right of way for 159.00 feet to the point of beginning. Situated in Shelby County, Alabama, according to the Deed recorded in Volume 1999, page 41416 filed 10/5/99.



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Shelby County, AL 03/20/2012
State of Alabama
Deed Tax: \$50.00