

STATE OF ALABAMA

Title not Examined

COUNTY OF SHELBY

VALUE: \$ 250,000⁰⁰

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of **ONE HUNDRED DOLLARS AND NO/100 (\$100.00) DOLLARS, and other good and valuable considerations,** to the undersigned grantors Joe H. Gentry and Sandra R. Gentry, a married couple, by the receipt whereof is acknowledged, the said Joe H. Gentry and Sandra Gentry, does grant, bargain, sell and convey unto the said Triple J & D, LLC **in fee simple,** together with every contingent remainder and right of reversion, and to the following described property, lying and being situated in Shelby County, Alabama, and being more particularly described as follows:

A track of land situated in the Northeast quarter of Section 22, Township 22 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Southeast corner of the Northwest quarter of the Northeast quarter of said Section 22; using an assumed bearing of South 00 degrees 45 minutes 00 seconds West for the East line of said quarter-quarter; thence turn an angle to the right of 60 degrees 37 minutes 12 seconds and run South 61 degrees 22 minutes 12 seconds West a distance of 682.22 feet to a point on the northerly right of way line of Alabama Highway 25, said point being Point of Beginning of the tract of land herein described; run thence North 40 degrees 59 minutes 28 seconds West, a distance of 407.84 feet; run thence North 63 degrees 02 minutes 04 seconds East, a distance of 84.54 feet; run thence



20120516000173950 1/5 \$274.00
Shelby Cnty Judge of Probate, AL
05/16/2012 09:05:25 AM FILED/CERT

South 59 degrees 28 minutes 42 seconds East, a distance of 400.53 feet to a point on the northerly right of way line of said Alabama Highway 25, said point being on a curve concave to the North and having a radius of 1382.75 feet; run thence in a southwesterly direction along the arc of said curve, having an central angle of 8 degrees 40 minutes 26 seconds, an arc distance of 209.36 feet to the Point of Beginning.

ALSO AN EASEMENT APPURTENANT, for ingress and egress purposes, situated in the Northeast quarter of Section 22, Township 22 South, Range 2 West, Shelby County Alabama, being more particularly described as follows: Commence at the Southeast corner of the Northwest quarter of the Northeast quarter of said Section 22; using an assumed bearing of South 00 degrees 45 minutes 00 seconds West for the East line of said quarter-quarter; thence turn an angle to the right of 60 degrees 37 minutes 12 seconds and run South 61 degrees 22 minutes and 12 seconds West, a distance of 682.22 feet to a point on the northerly right of way line of Alabama Highway 25, said point of being the Point of Beginning of said easement; run thence North 40 degrees 59 minutes 28 seconds West, a distance of 200.68 feet; run thence South 49 degrees 00 minutes 32 seconds West, a distance of 15.0 feet run thence South 40 degrees 59 minutes 28 seconds East, a distance of 200.00 feet to a point on the northerly right of way line of Alabama Highway 25, said point being on a curve concave to the North and having a radius of 1382.75 feet; run thence in a northeasterly direction along the arc of said curve, having a central angle of 00 degrees 37 minutes 20 seconds, an arc distance of 15.02 feet to the Point of Beginning.

Subject to:

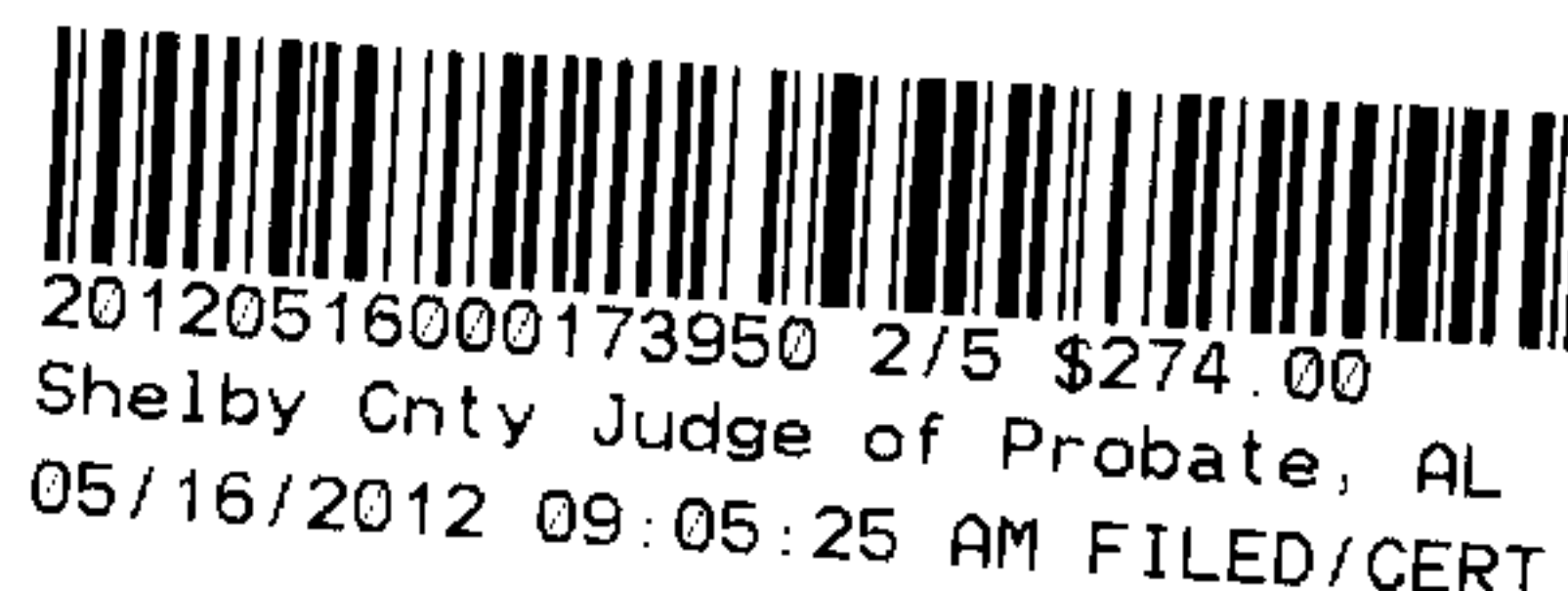
Taxes for 2011 and subsequent years.

Permits to Alabama Power Company as recorded in Deed Book 80, Page 229, Deed Book 106, Page 26; Deed Book 202, Page 349 and Deed Book 127, Page 333.

Easement to Alabama Power Company as recorded in Inst. No. 1994-0466.

Right of way to Shelby County as recorded in Deed Book 107 Page 393.

THE HEREIN DESCRIBED REAL ESTATE DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTORS NEITHER IS IT CONTIGUOUS THERETO.



TO HAVE AND TO HOLD unto the said Triple J &D, LLC. And we do, for myself and for my heirs, executors and administrators, covenant with the said Grantee, their heirs and assigns; that I am lawfully seized in Fee Simple of said premises; that they are free from all encumbrances; and that I have a good right to sell and convey the same as aforesaid; that I will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs, executors and assigns forever, against all lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have hereunto set his hands and seals this the 29th day of January, 2012.

Joe H. Gentry by and through Sandra R. Gentry
Joe H. Gentry, Grantor by and through
His Guardian and Conservator Sandra R.
Gentry

STATE OF ALABAMA

COUNTY OF Chilton

I, the undersigned, a Notary Public in and for the State of Alabama and County of Chilton, hereby certify that Joe H. Gentry by and through his Guardian and Conservator, Sandra R. Gentry, Grantor, whose names 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.



20120516000173950 3/5 \$274.00
Shelby Cnty Judge of Probate, AL
05/16/2012 09:05:25 AM FILED/CERT

SWORN to and subscribed before me on this the 29th day of February, 2012.



NOTARY PUBLIC



Sandra R. Gentry, Grantor

STATE OF ALABAMA

COUNTY OF Chilton

I, the undersigned, a Notary Public in and for the State of Alabama and County of Chilton, hereby certify that Sandra R. Gentry, Grantor, whose names 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.


SWORN to and subscribed before me on this the 29th day of February, 2012.



NOTARY PUBLIC


MY COMMISSION EXPIRES: 8-1-15

**THIS INSTRUMENT PREPARED BY: ANGIE AVERY COLLINS
ATTORNEY AT LAW
POST OFFICE BOX 470
CLANTON, AL 35046
(205) 755-8094**


20120516000173950 4/5 \$274.00
Shelby Cnty Judge of Probate, AL
05/16/2012 09:05:25 AM FILED/CERT

**ADDRESS OF GRANTEE: Triple J & D, LLC
11937 Highway 25
Calera, AL 35040**

**SOURCE OF TITLE: Shelby County Probate Electronic records
20060717000343990 (two pages)**


20120516000173950 5/5 \$274.00
Shelby Cnty Judge of Probate, AL
05/16/2012 09:05:25 AM FILED/CERT

Shelby County, AL 05/16/2012
State of Alabama
Deed Tax:\$250.00