

20120518000176850 1/2 \$85.00
Shelby Cnty Judge of Probate, AL
05/18/2012 10:06:09 AM FILED/CERT

Parcel I.D. #: 14-7-36-0-000-002.001

Send Tax Notice To: Michael Delaney
454 Pine Court
Mobile, AL 36608-1131

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of Seventy Thousand Dollars and 00/100 (\$ 70,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Joyce Anne Whitley and Timothy Alan Whitley a married couple**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **MS ONE, L.L.C., a duly authorized Alabama limited liability company**, hereinafter known as the GRANTEE;

Begin at the NE corner of the NW 1/4 of Section 36, Township 20 South, Range 2 West; Thence S 0 degrees 52' 56" West a distance of 2937.62'; Thence N 81 degrees 53' 50" W a distance of 657.76'; Thence N 0 degrees 01' 40" E a distance of 2848.78' to a Point lying on the north line fo said 1/4 section; Thence 89 degrees 39' 08" E, along said north line a distance of 695.05' to the Point of Beginning. Said parcel of land contains 44.73 acres, more or less.

Subject to any and all easements, rights of way, covenants and restrictions of record.

This deed was prepared with the benefit of a title search performed and title commitment by Magic City Tile under File No. 172581, as agent of Commonwealth Land Title Insurance Company and a survey was not performed. The legal description was taken from that certain instrument recorded as Instrument # 2002-16702, in the Probate Judge's Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey he same as aforesaid; that we will and our heirs, executors and administrators shall

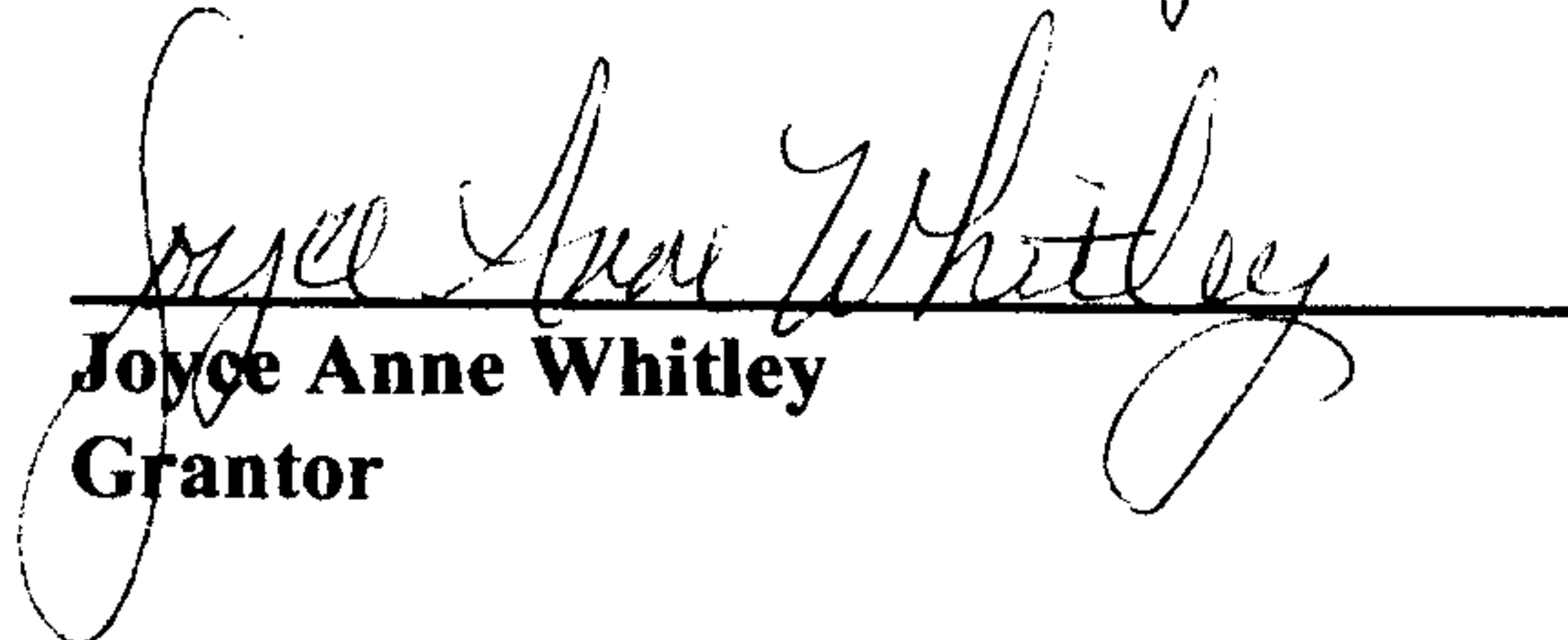
Shelby County, AL 05/18/2012
State of Alabama
Deed Tax: \$70.00

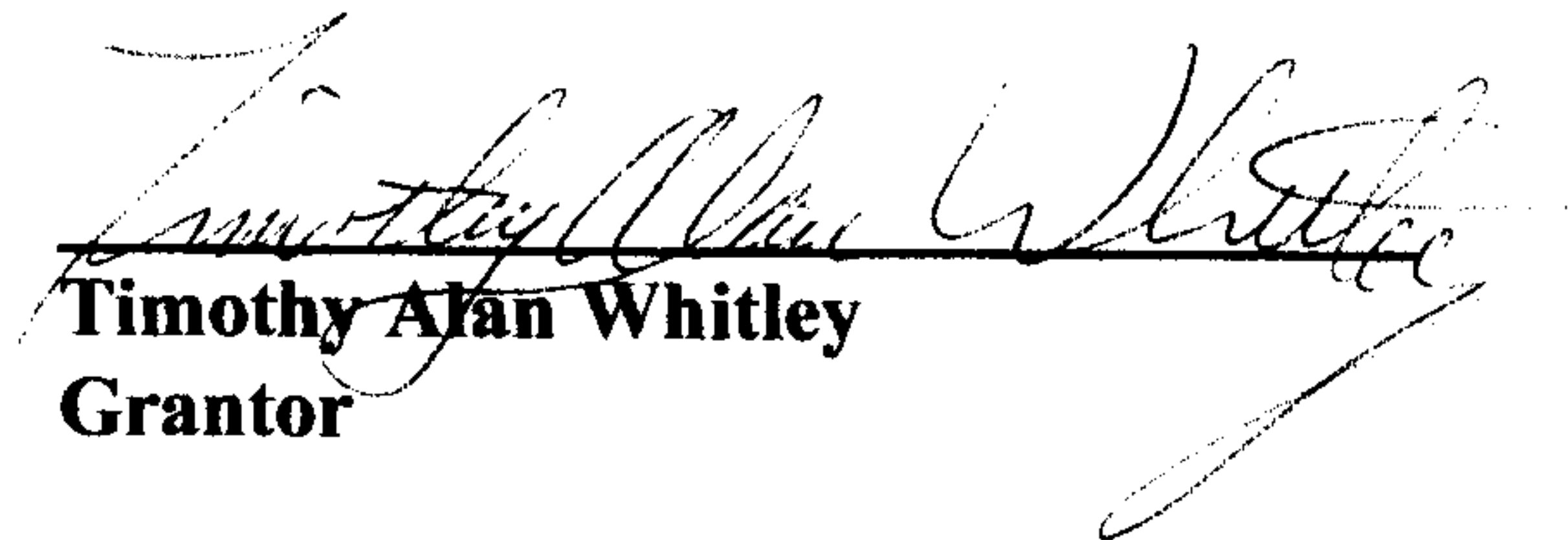


20120518000176850 2/2 \$85.00
Shelby Cnty Judge of Probate, AL
05/18/2012 10:06:09 AM FILED/CERT

warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 9 Day of May, 2012.

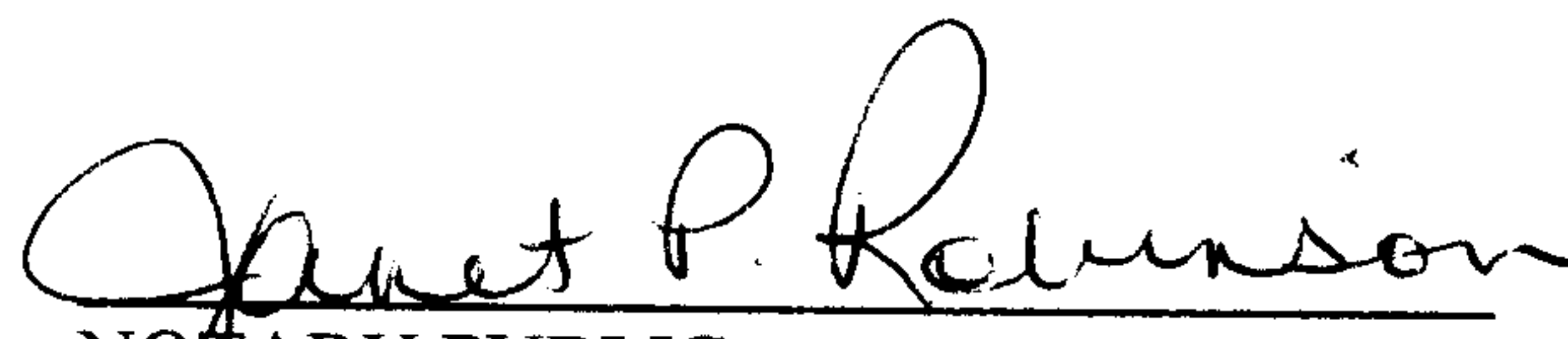

Joyce Anne Whitley
Grantor


Timothy Alan Whitley
Grantor

STATE OF FLORIDA)
)
COUNTY OF Duval)

I, the undersigned, a Notary Public in and for said State, do hereby certify that **Joyce Anne Whitley** and **Timothy Alan Whitley**, whose names are signed to the foregoing conveyance, and who are personally known to me, acknowledged before me and my official seal of office, that they did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 9 Day of May, 2012.


NOTARY PUBLIC
My Commission Expires:

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

