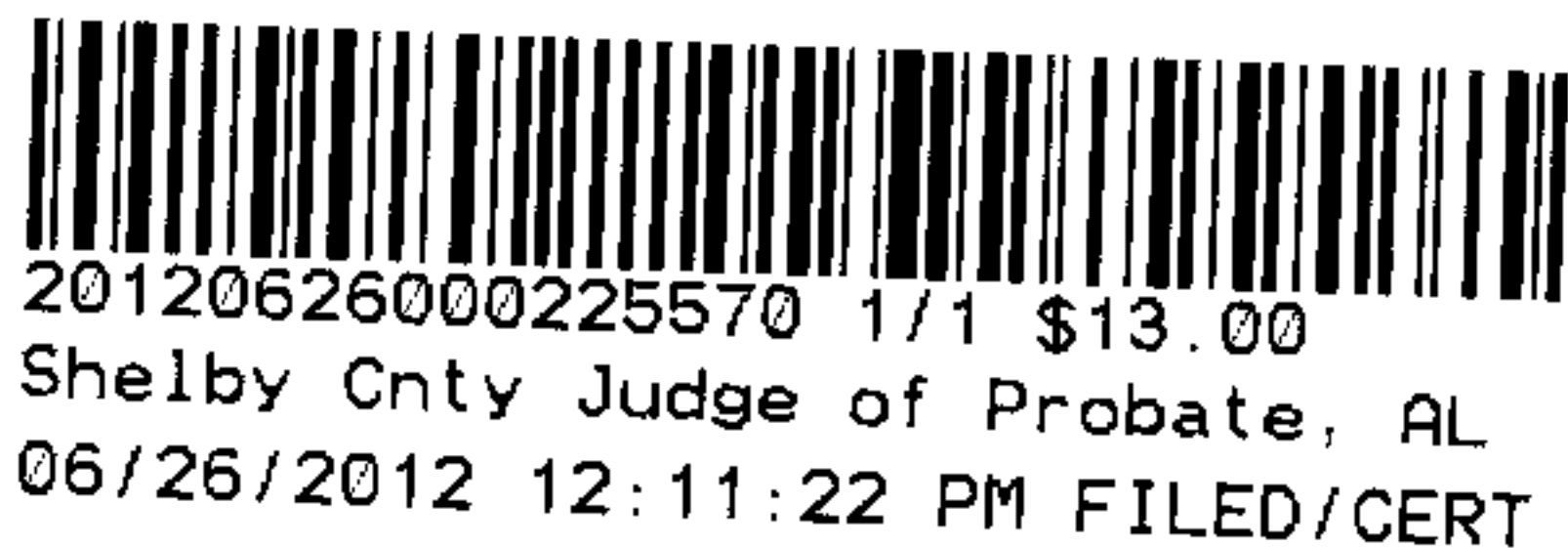


# 65.39 #11135

THIS INSTRUMENT PREPARED BY:  
Mike T. Atchison, Attorney at Law  
P. O. Box 822  
Columbiana, AL 35051



SEND TAX NOTICE TO:

STATUTORY WARRANTY DEED / DEED OF REDEMPTION

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIFTY THREE THOUSAND THREE HUNDRED EIGHTY EIGHT DOLLARS AND 74/100 (\$53,388.74)**, to the undersigned grantor, **E & R Properties, LLC**, the receipt of which is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantee, **Speedtrac, Inc** in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama, to wit:

**This deed is executed in redemption of Mortgage Foreclosure, as recorded in Inst. #2012050800016232, Shelby County, Alabama.**

A tract of land situated in the NE ¼ of Section 22, Township 22 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows: Commence at the SE corner of the NW ¼ of the NE ¼ of said Section 22; using an assumed bearing of South 00 deg. 45 min. 00 sec. West for the East line of said ¼ - ¼, thence turn an angle to the right of 60 deg. 37 min. 12 sec. and run South 61 deg. 22 min. 12 sec. West a distance of 682.22 feet to a point on the North right of way of Alabama Highway 25, said point being the point of beginning of the parcel herein described; thence run North 40 deg. 59 min. 28 sec. West a distance of 407.84 feet to a point; thence run South 63 deg. 02 min. 04 sec. West a distance of 184.66 feet to a point; thence run South 28 deg. 58 min. 47 sec. East a distance of 305.00 feet to a point; thence run South 59 deg. 12 min. 39 sec. East a distance of 138.72 feet to a point on the North right of way of said Alabama Highway 25; thence run in a Northeasterly direction along a curve of said highway right of way a distance of 200.70 feet to the point of beginning, said curve being concave to the Northwest and having a radius of 1382.75 feet, a central angle of 8 deg. 18 min. 58 sec., a chord of 200.52 feet with a bearing of North 55 deg. 27 min. 08 sec. East. Being situated in Shelby County, Alabama.

Subject to taxes for 2012 and subsequent years, easements, restrictions, rights of way, and permits of record.

This property constitutes no part of the household of the grantor.

\$ 53,388.74 <sup>ERL</sup> of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seal this 30<sup>th</sup> day of MAY, 2012.

\_\_\_\_\_  
*Eddie R. Gentry*  
E&R Properties, LLC  
Eddie R. Gentry, Managing Member

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, Tra Herron, a Notary Public in and for said County, in said State hereby certify that **Eddie R. Gentry, as Managing Member of E&R Properties, LLC**, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 30<sup>th</sup> day of May, 2012.

Ret! Central State Bank  
P.O. Box 180  
Calera, AL 35040

*Tra Herron*  
\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

My Commission Expires April 4, 2016