

This instrument was prepared by:
Jason E. Spinks
3610 Davey Allison Blvd
Hueytown, Al 35023

Send Tax Notice to:
Western Properties, LLC
3360 Davey Allison Blvd
Hueytown, Al 35023

WARRANTY DEED

STATE OF ALABAMA

KNOWN ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That for and in consideration of the sum of Two Hundred and Fifty Thousand and 00/100 Dollars (\$250,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Freedom Land Developers, LLC**, an Alabama Limited Liability Company, hereinafter called “Grantors”, do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Western Properties, LLC**, an Alabama Limited Liability Company, (herein referred to as Grantee), the following described real estate situated in Shelby , Alabama, to-wit:

See attached Exhibit “A”

Subject to all items of record


Note: This property does not constitute the homestead of the grantors.

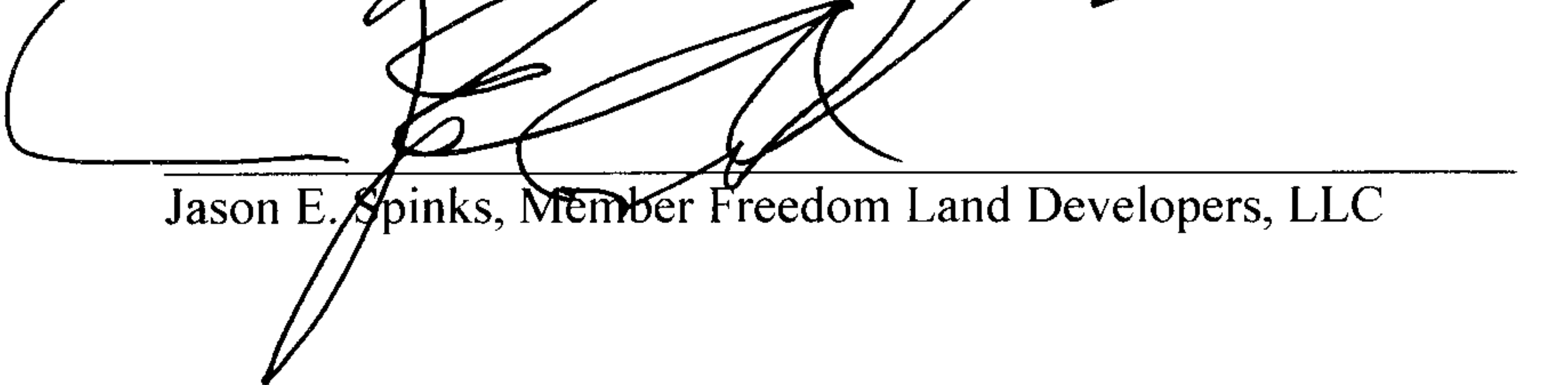
TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever with every contingent remainder and right of reversion.


The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 23rd day of July, 2012.

GRANTORS


Grady Scott Lovelady, Member Freedom Land Developers, LLC


Jason E. Spinks, Member Freedom Land Developers, LLC


20120723000264700 1/2 \$265.00
Shelby Cnty Judge of Probate, AL
07/23/2012 04:00:27 PM FILED/CERT

Shelby County, AL 07/23/2012
State of Alabama
Deed Tax: \$250.00

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Grady Scott Lovelady and Jason E. Spinks, personally appeared before me and provided satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signatures on the instrument the persons, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the state of Alabama that the foregoing paragraph is true and correct.

Given under my hand and official seal, this the 23rd rd day of July, 2012.


NOTARY PUBLIC
My Commission expires
AFFIX SEAL


My Commission Expires July 27, 2014

EXHIBIT "A"
LEGAL DESCRIPTION

A tract or parcel of land located in the SW¼ of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama, being more particularly described as follows: Begin at a set 5/8 inch rebar marking the Southerly most corner of Lot 24, same being on the Westerly right of way line of Canterbury Road (60 foot right of way) of Canterbury Estates, as recorded in Map Book 12, Page 96, of the Shelby County Map Records; thence run South 43 degrees 16 minutes 41 seconds West a distance of 417.50 feet to a set 5/8 inch rebar; thence run North 48 degrees 14 minutes 33 seconds West a distance of 417.50 feet to a set 5/8 inch rebar; thence run North 43 degrees 16 minutes 41 seconds East a distance of 417.50 feet to a set 5/8 inch rebar, marking the Southerly line of Lot 19 of said Canterbury Estates; thence run South 48 degrees 14 minutes 33 seconds East along the Southerly line of Lots 19, 20, 21, 22 and 24, of said Canterbury Estates a distance of 417.50 feet to the point of beginning.

ALSO, an easement for ingress and egress being 60 feet in width and being adjacent to the Southeasterly most line of the above described tract and being more particularly described as follows: Begin at the Southerly most corner of the above said Lot 24, same being the Westerly right of way line of said Canterbury Road, of said Canterbury Estates, as recorded in Map Book 12, Page 96, of the Shelby County Map Records and run South 43 degrees 16 minutes 41 seconds West a distance of 417.50 feet; thence run South 48 degrees 14 minutes 33 seconds East a distance of 60.02 feet; thence run North 43 degrees 16 minutes 41 seconds East a distance of 417.50 feet to a point marking the Easterly right of way line of said Canterbury Road; thence run North 48 degrees 14 minutes 33 seconds West along the Southwesterly right of way line of said Canterbury Road, a distance of 60.02 feet to the point of beginning.

Less and Except Lot 3 Oak Hill Townhomes Map Book 35 Map Page 147


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