

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
MADISON EARL DEVELOPMENT, LLC
3120 CAMBRIDGE CIRCLE
TRUSSVILLE, ALABAMA 35173

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ELEVEN THOUSAND FORTY EIGHT AND NO/100 (\$11,048.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged we, NANCY RHODES, an unmarried woman, and JOHN BRABHAM, an unmarried man, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto MADISON EARL DEVELOPMENT, LLC, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

A parcel of land lying in the Southeast ¼ of the Southwest ¼ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

A tract of land situated in Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Southwest corner of said Section 13; thence run in an Easterly direction along the South line of said Section 13 for a distance of 1674.19 feet to a point; thence turn an angle to the left of 65 degrees 01 minutes 56 seconds and run in a Northeasterly direction for a distance of 133.85 feet to an iron pin set at the point of beginning; thence continue along last stated course for a distance of 155.44 feet to an iron pin set; thence turn an angle to the left of 5 degrees 06 minutes 29 seconds and run in a Northeasterly direction for a distance of 130.06 feet to an iron pin set; thence turn an angle to the left of 3 degrees 19 minutes 18 seconds and run in a Northeasterly direction for a distance of 100.29 feet to an iron pin set; thence turn an angle to the right of 7 degrees 19 minutes 57 seconds and run in a Northeasterly direction for a distance of 79.62 feet to an iron pin set; thence turn an angle to the right of 6 degrees 11 minutes 00 seconds and run in a Northeasterly direction for a distance of 82.07 feet to an iron pin set on the South right of way line of Plantation Pipe Line; thence turn an angle to the left of 114 degrees 53 minutes 36 seconds and run in a Westerly direction along the South line of said Plantation Pipe Line for a distance of 170.89 feet to an iron pin set; thence turn an angle to the left of 74 degrees 25 minutes 15 seconds and run in a Southwesterly direction for a distance of 554.82 feet to an iron pin set; thence turn an angle to the left of 110 degrees 50 minutes 16 seconds and run in an Easterly direction for a distance of 155.00 feet to the point of beginning.

Also a 20 foot nonexclusive easement for ingress, egress and utilities with centerline being more particularly described as follows: Commence at the Southwest corner of said Section 13; thence run in an Easterly direction along the South line of said Section 13 for a distance of 1674.19 feet to a point; thence turn an angle to the left of 65 degrees 01 minutes 56 seconds and run in a Northeasterly direction for a distance of 133.85 feet to an iron pin set; thence turn an angle to the left of 115 degrees 03 minutes 57 seconds and run in a Westerly direction for a distance of 155.00 feet to an iron pin set; thence turn an angle to the right of 110 degrees 50 minutes 16 seconds and run in a Northeasterly direction for a distance of 554.82 feet to an iron pin set on the South right of way line of Plantation Pipe Line; thence turn an angle to the right of way 74 degrees 25 minutes 15 seconds and run in an Easterly direction along the South line of said Plantation Pipe Line for a distance of 27.05 feet to a point on the centerline of an existing asphalt drive, said point being the point of beginning of an easement lying 10 feet either side of the following described centerline; thence turn an angle to the left of 79 degrees 47 minutes 05 seconds and run in a Northeasterly direction for a distance of 25.85 feet to a point; thence turn an angle to the right of 1 degree 31 minutes 37 seconds and run in a Northeasterly direction for a distance of 196.64 feet to a point; thence turn an angle to the left of 5 degrees 35 minutes 15 seconds and run in a Northeasterly direction of 44.25 feet to a point; thence turn an angle to the left of 37 degrees 09 minutes 46 seconds and run in a Northwesterly direction for a distance of 23.47 feet; thence turn an angle to the left of 51 degrees 49 minutes 15 seconds and run in a Northwesterly direction for a distance of 20.99 feet to a point; thence turn an angle to the left of 43 degrees 24 minutes 35 seconds and run in a Southwesterly direction for a distance of 31.30 feet to a point; thence turn an angle to the left of 10 degrees 44 minutes 33 seconds and run in a Southwesterly direction for a distance of 228.80 feet to the centerline of Martin Street and the end of said easement. Being situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2013, which are a lien but not yet due and payable until October 1, 2013.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded Deed Book 101, Page 517, Deed Book 105, Page 22, Deed Book 242, Page 952, Deed Book 141, Page 596, Deed Book 170, Page 290 and Deed Book 248, Page 842 in the Probate Office.
3. Easement(s) to Plantation Pipe as shown and recorded in Deed Book 112, Page 217, Deed Book 112, Page 218 and Deed Book 254, Page 323 in Probate Office.
4. Option and Lease Agreement by and between Safehouse of Shelby County, Inc. and BellSouth Mobility, Inc., as recorded in Instrument No. 2000-17209 in the Probate Office.
5. Grant of Easement and Assignment of Lease between Tower Ventures Reit, Inc. and Vertical Capital Group, LLC as shown and recorded in Instrument No. 20100726000236540 in Probate Office.
6. Assignment of Lease by Vertical Capital Group, LLC, Assignor and Tower Ventures Reit, Inc. Assignee, as recorded in Instrument No. 20100726000236550 in the Probate Office.
7. Rights of others in and to the use of easement for ingress/egress as set out hereinabove.

Property Address: 1200 Martin Street, Pelham, Alabama 35124

TO HAVE AND TO HOLD Unto the said GRANTEE, its heirs and assigns forever.

And we do, for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, its 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 the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 14TH day of JUNE, 2013.


_____(L.S.)
NANCY RHODES

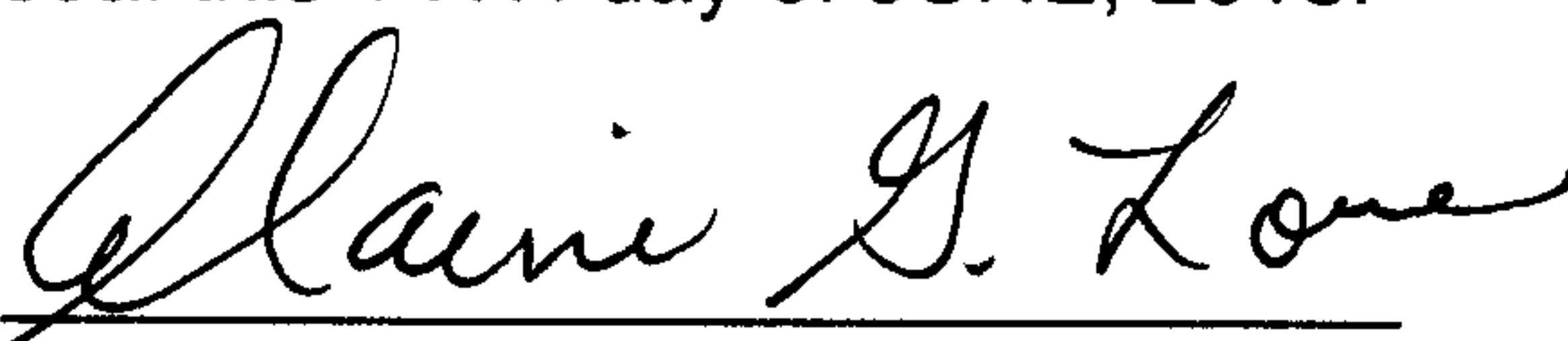

_____(L.S.)
JOHN BRABHAM

STATE OF ALABAMA)

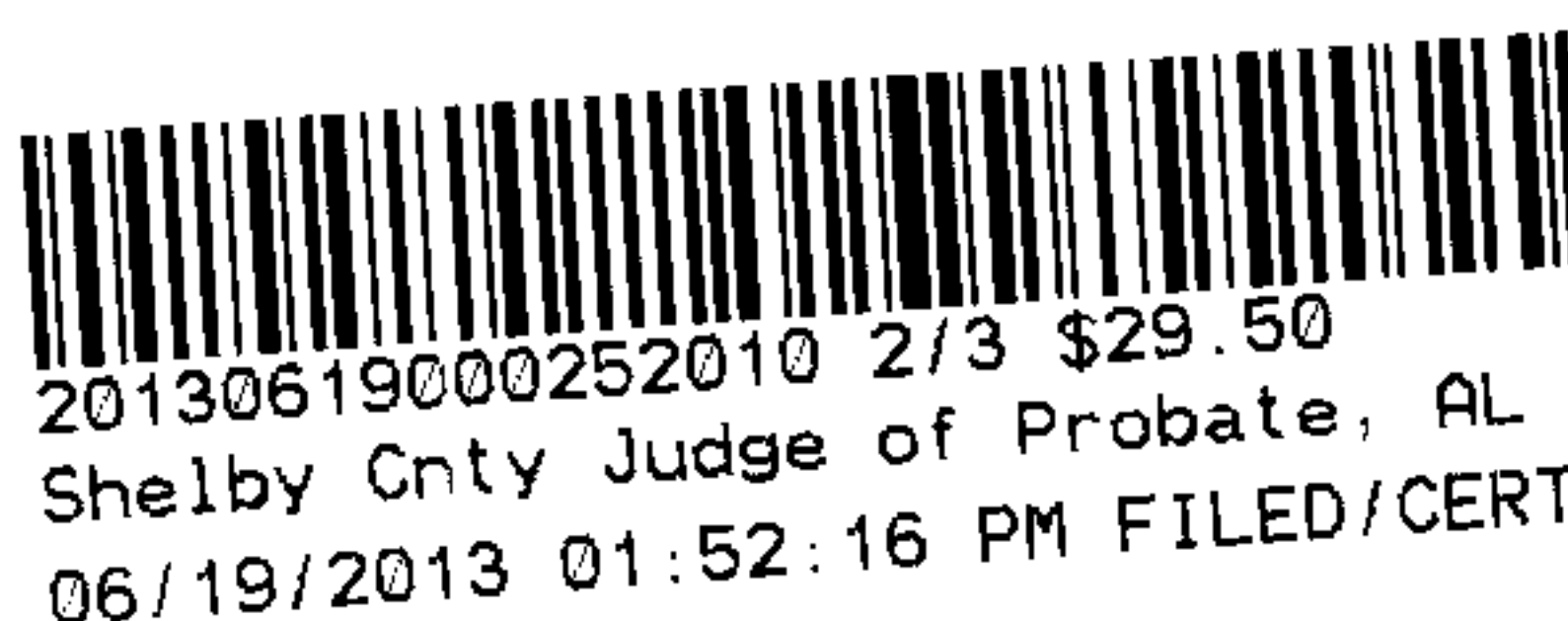
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that NANCY RHODES, an unmarried woman, and JOHN BRABHAM, an unmarried man, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14TH day of JUNE, 2013.



Notary Public
My Commission Expires: 10/31/2015



Grantor's Name:
NANCY RHODES and JOHN BRABHAM
Mailing Address:
2163 Pelham Parkway
Pelham, AL 35124


Property Address:
1200 Martin Street
Pelham, AL 35124

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

Grantee's name:
MADISON EARL DEVELOPMENT, LLC
Mailing Address:
3120 CAMBRIDGE CIRCLE
TRUSSVILLE, ALABAMA 35173

Date of Sale: JUNE 14TH, 2013
Total Purchase Price: \$11,048.00
or
Actual Value
or
Assessor's Market Value

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____


20130619000252010 3/3 \$29.50
Shelby Cnty Judge of Probate, AL
06/19/2013 01:52:16 PM FILED/CERT