

Send tax notice to:  
LAURA MCWANE  
CO RD 331  
CHELSEA, AL, 35043

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2014099

Shelby COUNTY

20140324000081370 1/3 \$324.50  
Shelby Cnty Judge of Probate, AL  
03/24/2014 01:50:25 PM FILED/CERT

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Three Hundred Four Thousand Three Hundred Seventy and 00/100 Dollars (\$304,370.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, DDF TWO, LLC, A LIMITED LIABILITY COMPANY whose mailing address is: P.O. Box 16126 Mobile, AL 36616 (hereinafter referred to as "Grantor") by LAURA MCWANE whose mailing address is: 410 Windsor Drive, Birmingham AL 35209 (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT 'A'

Shelby County, AL 03/24/2014  
State of Alabama  
Deed Tax: \$304.50

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. LESS AND EXCEPT THAT PORTION CONDEMNED IN CASE PR-2006-00323 AS RECORDED IN INSTRUMENT #20080619000250220; INSTRUMENT #20080619000250230 AND INSTRUMENT #20080619000250240. (24 & 25, 20-2W)
3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN INSTRUMENT #1997-9552; INSTRUMENT #2000-4451; INSTRUMENT #2001-21744; INSTRUMENT #2091123000434130, DEED BOOK 244, PAGE 594.
4. PUBLIC ROAD EASEMENT TO SHELBY COUNTY, SUBJECT TO TERMS, CONDITIONS AND LIMITATIONS OF SAME, RECORDED IN INSTRUMENT #1999-25487.
5. ROAD ENHANCEMENT EASEMENT, FORESTRY ROAD EASEMENT AND RESIDENTIAL ACCESS EASEMENTS AS REFERENCED IN INSTRUMENT #2001-44668.
6. LESS AND EXCEPT ANY PART OF SUBJECT LYING WITHIN A ROADWAY OR EASEMENT.
7. THE RIGHT OF UPSTREAM AND DOWNSTREAM RIPARIAN OWNERS WITH URESPECT OT ANY BODY OF WATER WHICH MAY LIE ADJACENT TO, AND/OR TRAVERSING THROUGH, SUBJECT PROPERTY.
8. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AS SET OUT IN INSTRUMENT(S) RECORDED IN DEED BOOK 222, PAGE 112.

9. RESERVATIONS AS TO CONDEMNATION AWARDS AND RIGHT OF ACTION AS SET OUT IN DEED RECORDED IN INSTRUMENT NO. 2010120700049060.



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\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Grantor makes no warranty or covenants respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance of adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, DDF TWO, LLC, by MICHAEL R. DELANEY its MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 14 day of MARCH, 2014.

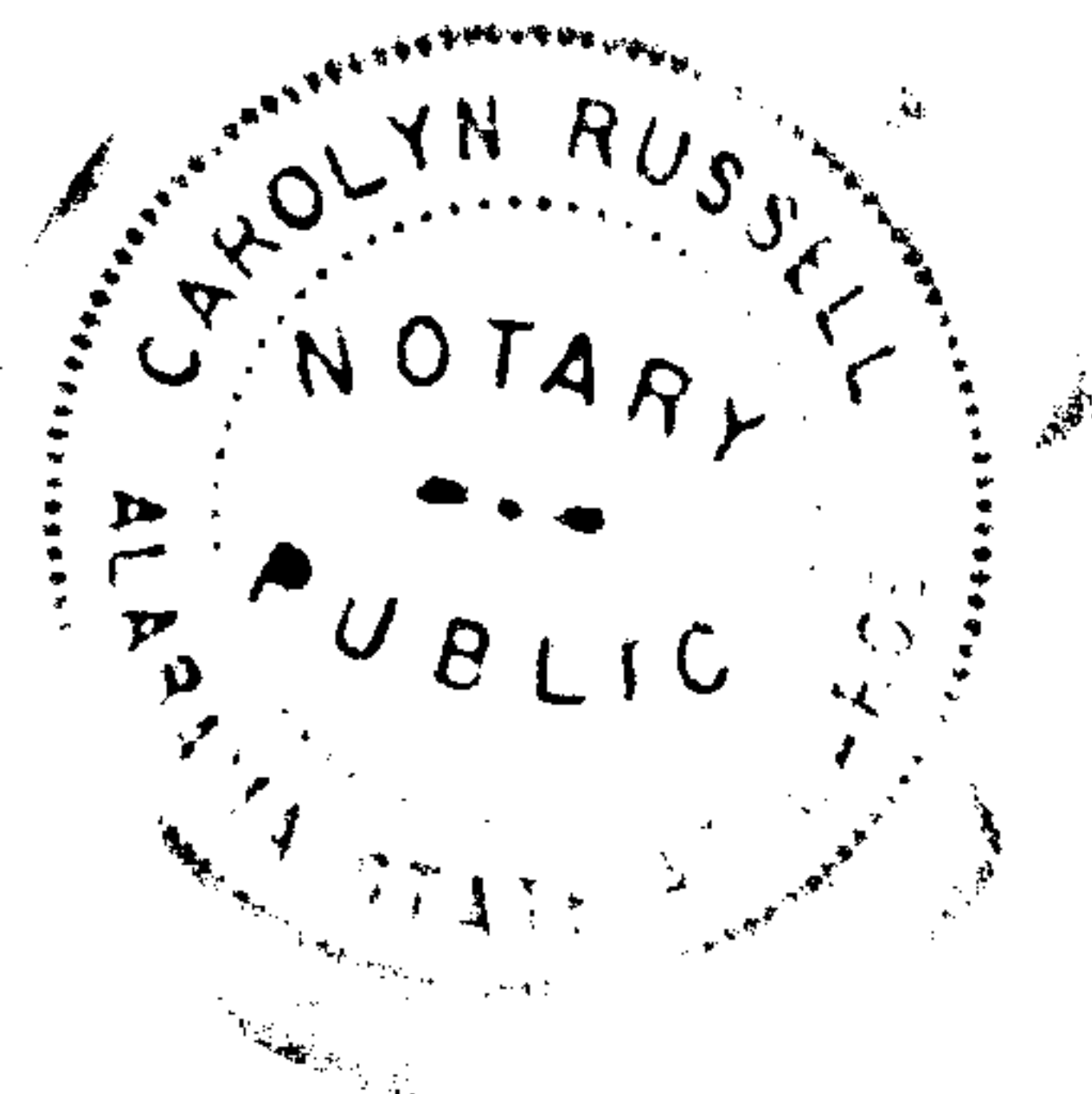
DDF TWO, LLC  
By:   
MICHAEL R. DELANEY,

ITS MEMBER

STATE OF ALABAMA  
COUNTY OF MOBILE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL R. DELANEY, whose name as MEMBER of DDF TWO, LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 14 day of MARCH, 2014.





  
Notary Public  
Print Name: CAROLYN RUSSELL  
Commission Expires: 1/3/18



EXHIBIT "A"

Begin at the SE Corner of the SW 1/4 of the SE 1/4 of Section 24, Township 20 South, Range 2 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N87°47'30"W, a distance of 1887.26' to the beginning of a non-tangent curve to the right, having a radius of 370.00, a central angle of 17°04'16", and subtended by a chord which bears N28°51'54"E, and a chord distance of 109.83'; thence along the arc of said curve, a distance of 110.24'; thence N37°24'02"E, a distance of 108.68' to a curve to the left, having a radius of 490.00, a central angle of 42°22'51", and subtended by a chord which bears N16°12'36"E, and a chord distance of 354.24'; thence along the arc of said curve, a distance of 362.45'; thence N04°58'49"W, a distance of 120.61' to a curve to the right, having a radius of 220.00, a central angle of 58°02'28", and subtended by a chord which bears N24°02'25"E, and a chord distance of 213.45'; thence along the arc of said curve, a distance of 222.86'; thence N53°03'39"E, a distance of 25.25' to a curve to the right, having a radius of 1470.00, a central angle of 09°33'38", and subtended by a chord which bears N57°50'28"E, and a chord distance of 245.01'; thence along the arc of said curve, a distance of 245.29'; thence N62°37'17"E, a distance of 590.46' to a curve to the left, having a radius of 380.00, a central angle of 47°28'38", and subtended by a chord which bears N39°26'09"E, and a chord distance of 305.95'; thence along the arc of said curve, a distance of 314.88'; thence N15°41'50"E, a distance of 142.34' to a curve to the right, having a radius of 170.00, a central angle of 47°21'28", and subtended by a chord which bears N39°22'34"E, and a chord distance of 136.55'; thence along the arc of said curve, a distance of 140.51'; thence S28°00'47"E, a distance of 10.07'; thence N61°59'13"E, a distance of 352.19' to a curve to the right, having a radius of 234.90, a central angle of 32°57'36", and subtended by a chord which bears N78°27'37"E, and a chord distance of 133.27'; thence along the arc of said curve, a distance of 135.13'; thence S85°03'35"E, a distance of 97.96'; thence S01°11'44"W, a distance of 667.28'; thence S00°25'48"W, a distance of 1314.13' to the point of beginning.

  
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