

2002 8759

Recorded in the Above

DEED Book & Page

11-26-2002 04:19:55 PM

11-26-2002 04:19:55 PM

Probate Judge

State of Alabama, Morgan County

This instrument prepared by:  
Harry Montgomery, Attorney at Law  
692 Main Street  
Moulton, AL 35650  
C:\MyFiles\Deeds\SQ&L.DED.wpd

SEND TAX NOTICE TO  
Paul Henderson  
113 2<sup>nd</sup> Avenue SE  
Decatur, AL 35601

**LIMITED LIABILITY COMPANY WARRANTY DEED**

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

MORGAN COUNTY )

That in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, SQ&L Properties, L.L.C., a limited liability company, (herein referred to as grantor) does by these presents, grant, bargain, sell and convey unto Paul Henderson and Paige Plash (herein referred to as grantees), the following described real estate, situated in Morgan County, Alabama, to-wit:

Unit 2 – Beginning at an iron pin on the easterly margin of Flint Road on the southwest corner of Lot “J” of the Mary D. McCulloch Place and running east along the south margin of Lot “J” a distance of 480 feet to a point; thence turning an angle of 89 degrees 49 minutes measured clockwise from back tangent and running northerly 197.72 feet to the true point of beginning; thence continuing northerly 87.28 feet to a point; thence turning an angle of 90 degrees 05 minutes clockwise from back tangent and running westerly 207.13 feet to a point; thence turning an angle of 91 degrees 39 minutes measured clockwise from back tangent and running southerly 81.32 feet to a point; thence turning an angle of 90 degrees and running easterly 209.7 feet to the true point of beginning; together with a permanent and perpetual easement and right-of-way for a joint driveway described as follows:

Beginning at an iron pin on the Easterly margin of Flint Road on the southwest corner of Lot “J” of the Mary D. McCulloch Place and running east along the south margin of Lot “J” a distance of 480 feet to a point; thence turning an angle of 89 degrees 49 minutes measured clockwise from back tangent and running northerly 285 feet to a point; thence turning an angle of 90 degrees 05 minutes measured clockwise from back tangent and running westerly 207.13 feet to the true point of beginning; thence continuing westerly 111.69 feet to a point on the easterly margin of Flint Road; thence running southwestly along said easterly margin of Flint Road 29.93 feet to a point; thence running easterly parallel with the north margin of Unit 1 (as described in Certificate of the Decatur City Planning Commission recorded in Book 759, at Page 140, in said Probate Office) a distance of 105.58 feet to a point; thence turning an angle of 88 degrees 21’ measured counterclockwise from back tangent and running southerly 80.72 feet to a point; thence turning an angle of 90 degrees and running east 24 feet to a point; thence turning an angle of 90 degrees and running northerly 105.41 feet to the true point of beginning.

This conveyance is made subject to all restrictive covenants and easements of record, if any.

2002 8760

Recorded in the Above

DEED Book & Page

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Bobby Day - Probate Judge

State of Alabama, Morgan County

TO HAVE AND TO HOLD to the said grantees, their heirs and assigns forever

And said grantor does for itself and for its successors and assigns, covenant with the said grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said grantees, their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor, by a Manager, Anthony T. Law, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26<sup>th</sup> day of November, 2002.

SQ&L Properties, L. L. C., a limited liability company

By: Anthony T. Law (SEAL)  
Anthony T. Law, a Manager of SQ&L Properties, L. L. C., a limited liability company

STATE OF ALABAMA )  
LAWRENCE COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Anthony T. Law, whose name as a Manager of SQ&L Properties, L. L. C., a limited liability company, 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, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this 26<sup>th</sup> day of November, 2002.

Harold Montgomery  
NOTARY PUBLIC

MY COMMISSION EXPIRES: August 24, 2003

Term/Cashier: RECORD2 / Patricia  
Tran: 2674,69201,97802  
Aff Special Fee (Act 95-424) 5.00  
DPE Deed Tax 17.00  
FIL Filings Fee 1.00  
REC Recording Fee 6.00  
Total Fees: \$ 29.00  
State of Alabama, Morgan County  
I certify this instrument was filed on  
11-26-2002 04:18:55 PM  
and recorded in DEED Book  
2002 at pages 8759 - 8760  
Bobby Day - Probate Judge

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BOOK 159 PAGE 140

STATE OF ALABAMA }  
MORGAN COUNTY }

KNOW ALL MEN BY THESE PRESENTS, THAT:

The Decatur City Planning Commission does hereby certify that it has received a request from Dental Arts of Decatur, Inc., a corporation, the owner of the following described real estate situated in the City of Decatur, Morgan County, Alabama, to-wit:

The  $W\frac{1}{2}$  of Lot "J" of the Subdivision of the Mary D. McCulloch Place in Sections 29 and 32, Township 5, Range 4 West, containing 1.5435 acres, as shown by map or plat of said Subdivision on file in the Probate Office of Morgan County, Alabama, situated, lying and being in Morgan County, Alabama; and that certain part of Lot "K" of the Subdivision of Mary D. McCulloch Place, more particularly described as follows: Beginning at the SW corner of Lot "K", running thence East on and along the south boundary line of Lot "K" a distance of 425 feet; thence North 130 feet; thence West parallel with the north boundary line of said Lot "K" to the easterly boundary line of the Bee Line Highway, thence in a southerly direction on and along the west boundary line of Lot "K" to the point of beginning, all of the above property being a part of Lot "K" of the Subdivision of Mary D. McCulloch Place as shown in the Plat Book at Page 66 in the office of the Judge of Probate of Morgan County, Alabama,

for authorization, approval, ratification and confirmation of the owning, holding and conveyance of said above described property in four (4) units, as shown by the attached survey and plat thereof, and described as follows, to-wit:

UNIT 1

That part of Lot "K" and the  $W\frac{1}{2}$  of Lot "J" of the Subdivision of the Mary D. McCulloch Place in Sections 29 and 32, Township 5 South, Range 4 West, as shown by the map or plat of said Subdivision on file in the office of the Judge of Probate of Morgan County, Alabama, and being more particularly described as follows:

Beginning at an iron pin on the easterly margin of Flint Road on the southwest corner of Lot "J" of the Mary D. McCulloch Place and turning an angle of 76 degrees 11 minutes measured counterclockwise from the south line of said Lot "J" and running northeasterly along the easterly margin of said Flint Road or Bee Line Highway a chord distance of 96.6 feet to the true point of beginning; thence turning an angle of 96 degrees 31 minutes measured counterclockwise from back chord line and running southeasterly a distance of 248 feet to a

point; thence turning an angle of 86 degrees 41 minutes measured clockwise from back tangent and running northerly 211.32 feet to a point; thence turning an angle of 88 degrees 21 minutes measured clockwise from back tangent and running westerly parallel with the south line of Lot "K" a distance of 111.69 feet to a point on the easterly margin of Flint Road; thence turning an angle of 126 degrees 42 minutes measured clockwise from back tangent and running southwesterly along the easterly margin of Flint Road a chord distance of 236.63 feet to the true point of beginning.

UNIT 2

Beginning at an iron pin on the easterly margin of Flint Road on the southwest corner of Lot "J" of the Mary D. McCulloch Place and running east along the south margin of Lot "J" a distance of 480 feet to a point; thence turning an angle of 89 degrees 49 minutes measured clockwise from back tangent and running northerly 197.72 feet to the true point of beginning; thence continuing northerly 87.28 feet to a point; thence turning an angle of 90 degrees 05 minutes measured clockwise from back tangent and running westerly 207.13 feet to a point; thence turning an angle of 91 degrees 39 minutes measured clockwise from back tangent and running southerly 81.32 feet to a point; thence turning an angle of 90 degrees and running easterly 209.7 feet to the true point of beginning; together with a permanent and perpetual easement and right-of-way for a joint driveway described as follows:

Beginning at an iron pin on the Easterly margin of Flint Road on the southwest corner of Lot "J" of the Mary D. McCulloch Place and running east along the south margin of Lot "J" a distance of 480 feet to a point; thence turning an angle of 89 degrees 49 minutes measured clockwise from back tangent and running northerly 285 feet to a point; thence turning an angle of 90 degrees 05 minutes measured clockwise from back tangent and running westerly 207.13 feet to the true point of beginning; thence continuing westerly 111.69 feet to a point on the easterly margin of Flint Road; thence running southwesterly along said easterly margin of Flint Road 29.93 feet to a point; thence running easterly parallel with the north margin of Unit 1 a distance of 105.58 feet to a point; thence turning an angle of 88 degrees 21 minutes measured counterclockwise from back tangent and running southerly 80.72 feet to a point; thence turning an angle of 90 degrees and running east 24 feet to a point; thence turning an angle of 90 degrees and running northerly 105.41 feet to the true point of beginning.

UNIT 3

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Beginning at an iron pin on the easterly margin of Flint Road on the southwest corner of Lot "J" of the Mary D. McCulloch Place, and running east along the south margin of said Lot "J" a distance of 480 feet to a point; thence turning an angle of 89 degrees 49 minutes measured clockwise from back tangent, and running northerly 57.38 feet to the true point of beginning; thence continuing northerly 140.34 feet to a point; thence turning an angle of 91 degrees 44 minutes measured clockwise from back tangent and running westerly 209.7 feet to a point; thence turning an angle of 90 degrees and running southerly 130 feet to a point; thence turning an angle of 92 degrees 44 minutes measured clockwise from back tangent and running easterly 214.18 feet to the true point of beginning; together with a permanent and perpetual easement and right-of-way for a joint driveway described as follows:

Beginning at an iron pin on the easterly margin of Flint Road on the southwest corner of Lot "J" of the Mary D. McCulloch Place, and running east along the south margin of Lot "J" a distance of 480 feet to a point; thence turning an angle of 89 degrees 49 minutes measured clockwise from back tangent and running northerly 285 feet to a point; thence turning an angle of 90 degrees 05 minutes measured clockwise from back tangent and running westerly 207.13 feet to the true point of beginning; thence continuing westerly 111.69 feet to a point on the easterly margin of Flint Road; thence running southwesterly along said easterly margin of Flint Road 29.93 feet to a point; thence running easterly parallel with the north margin of Unit 1 a distance of 105.58 feet to a point; thence turning an angle of 88 degrees 21 minutes measured counterclockwise from back tangent and running southerly 80.72 feet to a point; thence turning an angle of 90 degrees and running east 24 feet to a point; thence turning an angle of 90 degrees and running northerly 105.41 feet to the true point of beginning.

UNIT 4

Beginning at an iron pin on the easterly margin of Flint Road on the southwest corner of Lot "J" of the Mary D. McCulloch Place, and running East along the south margin of said Lot "J" a distance of 480 feet to a point; thence turning an angle of 89 degrees 49 minutes measured clockwise from back tangent and running northerly 57.38 feet to a point; thence turning an angle of 94 degrees 28 minutes measured clockwise from back tangent and running northwesterly 214.18 feet to a point; thence turning an angle of 180 degrees 35 minutes measured clockwise from back tangent and running northwesterly a distance of 248 feet to a point on the easterly margin of Flint Road; thence turning an angle of 96 degrees 31 minutes measured clockwise from back tangent to forward chord line and running southwesterly along the easterly margin of Flint Road a chord distance of 96.6 feet to the true point of beginning.

And upon consideration of such request and the evidence and information furnished by said owner in accordance with the requirements of the Decatur City Planning Commission, including a reference to the map or plat of the Subdivision of the Mary D. McCulloch Place, which is on file and of record in the office of the Judge of Probate of Morgan County, Alabama, and which map or plat shows said above described property, the Decatur City Planning Commission hereby further certifies that it is of the opinion that the property hereinabove first described may be owned, held and conveyed in the above described four (4) units without destroying the intent of the Subdivision Regulations of the City of Decatur, Alabama, and that such owning, holding and conveyance is in conformity with the General Requirements and Minimum Standards as contained in Article II of said Subdivision Regulations, and that the Decatur City Planning Commission has authorized, approved, ratified and confirmed, and does hereby authorize, approve, ratify and confirm, the owning, holding and conveyance by deed, lease, mortgage or other form of conveyance, all of the property hereinabove first described in the above described four (4) units; provided, however, that none of the above described four (4) units may be hereafter conveyed, except as herein described and approved, without further approval of the Decatur City Planning Commission.

IN WITNESS WHEREOF, the said Decatur City Planning Commission has caused this certificate to be executed by Rutledge S. Thomas, its Chairman on this 2nd day of <sup>May</sup> ~~April~~, 1966.

DECATUR CITY PLANNING COMMISSION

By: Rutledge S. Thomas  
Its Chairman

STATE OF ALABAMA

MORGAN COUNTY

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I, Gene H. Bentz, a Notary Public in and for said County in said State, hereby certify that Rutledge S. Thomas, whose name as Chairman of the Decatur City Planning Commission, is signed to the foregoing certificate, and who is known to me, acknowledged before me on this day that, being informed of the contents of the certificate, he, in his capacity as such Chairman of the Decatur City Planning Commission, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal on this 5<sup>th</sup> day of May, 1966.

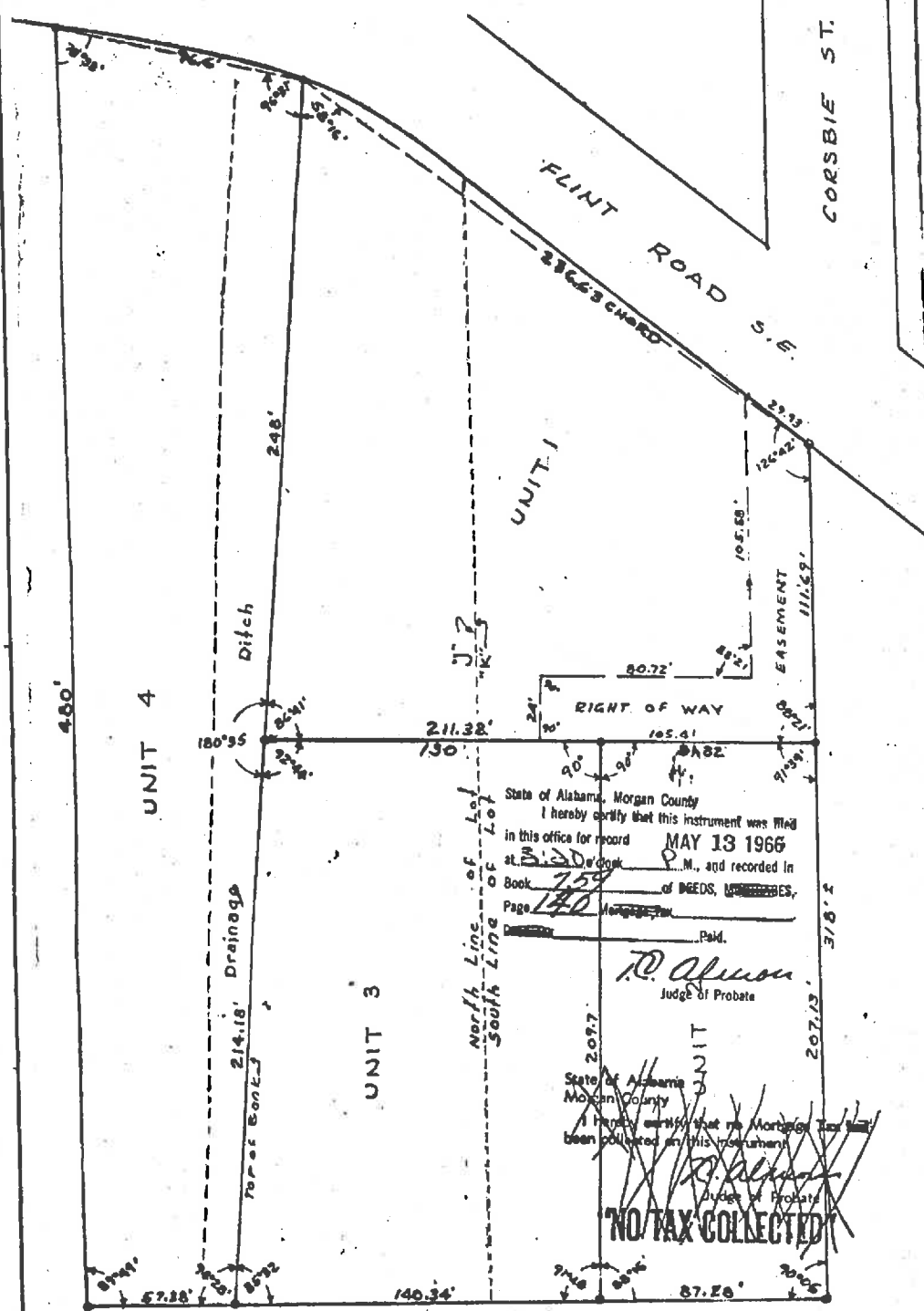
Gene H. Bentz  
NOTARY PUBLIC

SCALE 1"=40'

BOOK 759 PAGE 145

CORSBIE ST. S.E.

FLINT ROAD S.E.



State of Alabama, Morgan County  
 I hereby certify that this instrument was filed  
 in this office for record **MAY 13 1966**  
 at 3:20 o'clock P. M., and recorded in  
 Book 759 of RECORDS,  
 Page 140 Mortgage

J. P. Allison  
 Judge of Probate

State of Alabama  
 Morgan County  
 I hereby certify that no Mortgage Tax has  
 been collected on this instrument

**NO TAX COLLECTED**

UNIT 4

UNIT 3

UNIT 1

North Line of Lot  
 South Line of Lot