

Prepared by
Joel C. Watson, Attorney at Law
PO Box 987, Alabaster, Alabama 35007

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,
That in consideration of SIXTY EIGHT THOUSAND FIVE HUNDRED DOLLARS AND
NO\100 to the undersigned grantor or grantors in hand paid by the grantees herein, the
receipt whereof is acknowledged we/I,

ROBERT A. SPROUSE AND WIFE PAULA H. SPROUSE
(herein referred to as grantors) do grant, bargain, sell and convey unto

Abana Enterprises, LLC.

(herein referred to as Grantee) the following described real estate, to wit:

SEE EXHIBIT A ATTACHED FOR LEGAL DESCRIPTION

Subject to Easements, Restrictions and Rights of Way of Record.

TO HAVE AND TO HOLD, to the said GRANTEE in fee simple, and to the heirs
and assigns of such GRANTEE forever, together with every contingent remainder and right
of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors, and
administrators covenant with the said GRANTEE, and the GRANTEE'S heirs and assigns,
that I am (we are) lawfully seized in fee simple of said premises; that it is are free from all
encumbrances;

That I (we) have a good right to sell and convey the same as aforesaid; that I (we)
will and my (our) heirs, executors and administrators shall warrant and defend the same to
the said GRANTEE, and the GRANTEE'S heirs and assigns forever, against the lawful
claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand (s) and seal(s),
this 10th day of June, 19 97.

06/13/1997-18607
10:53 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 82.00

Inst # 1997-18607

WITNESS:

Grantor

Grantor

STATE OF ALABAMA) GENERAL ACKNOWLEDGEMENT
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBERT A SPROUSE AND PAULA H. SPROUSE whose names are signed to the foregoing conveyance, and who are known to me, acknowledge before me on this day, that being informed of the contents of the conveyance he (she) (they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 day of June A.D. 1997.

NOTARY PUBLIC

EXHIBIT A

Inst # 1997-18607

Commence at the Northeast corner of the NW 1/4 of the NW 1/4 Section 14, Township 21 South, Range 3 West, run South along east line of said 1/4 - 1/4 section 15.0 feet to the south line of Maylene Road; thence south 87 degrees 30 minutes west along Maylene Road 611.0 feet to point of beginning; thence continue along same line 200.0 feet; thence south 6 degrees 45 minutes east 114.84 feet; thence go North 83 degrees 18 minutes east a distance of 199.46 feet, (deed 73 degrees 15 minutes), (north 83 degrees 18 minutes 32 seconds east, 193.74 feet measured to a found iron pin); thence go North 6 degrees 45 minutes west a distance of 100.00 feet (North 6 degrees 45 minutes 00 seconds west 100.28 feet - measured to a found iron pin) to the point of beginning of the tract herein described.

Inst # 1997-18607

**06/13/1997-18607
10:53 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NCD 82.00**