

This Instrument Prepared By:
Ferris S. Ritchey, III, Esquire
1910 28th Avenue South
Birmingham, Alabama 35209

Send Tax Notice to:
Thoroughbred Enterprises, Inc.
240 Cambrian Ridge Trail
Pelham, AL 35124

WARRANTY DEED (WITHOUT SURVIVORSHIP)

STATE OF ALABAMA)
)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Hundred Thirteen Thousand and No/100 (\$113,000.00) Dollars and other good and valuable considerations, to the undersigned, **THE 240 CAMBRIAN RIDGE TRAIL TRUST, HOWARD GRANT DUNNAM, JR., not Personally as Trustee** ("GRANTOR"), in hand paid by **THOROUGHbred ENTERPRISES, INC.**, an Alabama Corporation, by Derrick Ervin, its President, ("GRANTEE"), the receipt whereof is hereby acknowledged, GRANTOR grants, bargains, sells and conveys unto GRANTEE, the following described real estate situated in Shelby County, Alabama:

Lot 20-A, according to the Survey of Cambrian Ridge, as recorded in Map Book 21, Page 8, in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes due in the year of 2000, a lien, but not yet payable.
2. Restrictions, conditions and limitations as set forth by deed recorded in Instrument #1996-26342.
4. Building set back line of 20 feet as shown by record plat.
5. Restrictions, covenants and conditions in Instrument #1996-13968.
6. Restrictions, conditions and limitations as shown by record plat.
7. Rights of owners property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls walkway and entrance.
8. Right of way to Shelby County in Volume 127, Page 375..
9. Right of way to Alabama Power Company in Volume 127, Page 375, and Volume 141, Page 596.
10. Mineral and mining rights in Instrument #1996-14241.

\$103,000.00 OF THE CONSIDERATION SET ABOVE IS EVIDENCED BY A MORTGAGE FILED SIMULTANEOUSLY HEREWITH.)

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.


And said Grantor does for itself, its heirs, executors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

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SHELBY COUNTY JUDGE OF PROBATE
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Inst # 2000-28268

IN WITNESS WHEREOF, the said Grantor, **THE 240 CAMBRIAN RIDGE TRAIL TRUST, HOWARD GRANT DUNNAM, JR. , not Personally as Trustee**, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of August, 2000.

**THE 240 CAMBRIAN RIDGE TRAIL TRUST,
HOWARD GRANT DUNNAM, JR., not
Personally as Trustee**

By:  as Trustee

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **THE 240 CAMBRIAN RIDGE TRAIL TRUST, HOWARD GRANT DUNNAM, JR., not Personally as Trustee**, 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 officer and with full authority, executed the same voluntarily for and as the act of said trust.

Given under my hand and official seal, this 16th day of August, 2000.


Notary Public
My Commission Expires: 06-07-04

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