

SEND TAX NOTICE TO:

Shannon Kilgore

37209 Highway 25

Harpersville, Alabama 35078

This instrument was prepared by:  
WALLACE, ELLIS, FOWLER & HEAD  
P. O. Box 587  
Columbiana, AL 35051

**WARRANTY DEED**

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of One and no/100 Dollar (\$1.00) and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Frank C. Ellis, III, LLC**, an Alabama Limited Liability Company, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Shannon Kilgore** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

My undivided one-half interest in and to the property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit "A" is signed by grantor herein for the purpose of identification.

**TO HAVE AND TO HOLD** to the said Grantee, his, her or their heirs and assigns forever.

Said Grantor does for itself, its successors and assigns, covenant with the said Grantee, his 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 Grantee, his heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I (we) have hereunto set my hand(s) and seal(s), this 3 day of July, 2002.

FRANK C. ELLIS, III, LLC

By: Frank C. Ellis III (SEAL)  
Frank C. Ellis, III - Managing Member

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frank C. Ellis, III, whose name as Managing Member of Frank C. Ellis, III, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me, on this day, that, being informed of the contents of such instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 3rd day of July, 2002.

Denise Brasher  
Notary Public

# EXHIBIT "A"

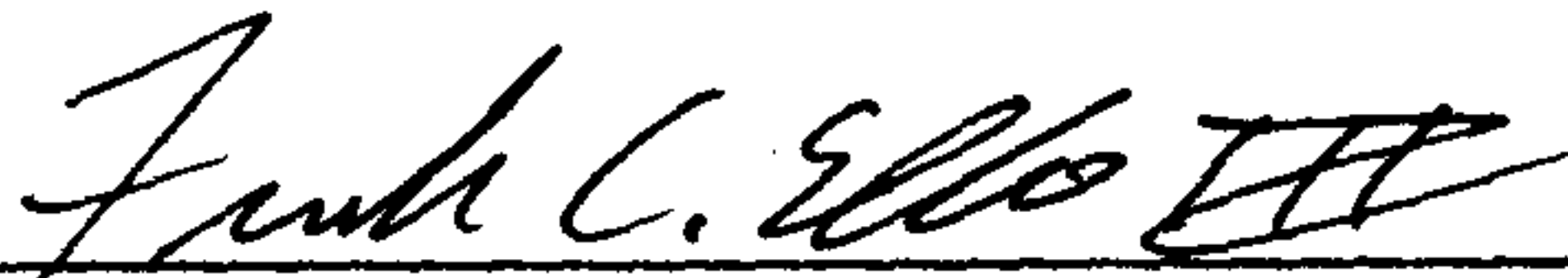
20020726000346530 Pg 2/2 19.00  
Shelby Cnty Judge of Probate, AL  
07/26/2002 09:13:00 FILED/CERTIFIED

From the Southeast corner of the NE 1/4 of the SW 1/4 of Section 1, Township 20 South, Range 1 West, run Northerly along the East side of said Quarter-Quarter for 252 feet; then turn an angle of 91 degrees 28 minutes 22 seconds to the left and run 527.15 feet to the point of beginning; then continue along the same course for 790.72 feet to the West side of said Quarter-Quarter; then turn an angle of 88 degrees 14 minutes 52 seconds to the left and run Southerly along the West side of the E 1/2 of the said SW 1/4 for 450.2 feet to an iron pin 30 feet North of the centerline of Yellowleaf Creek, said Creek being the true property line (boundary) on the South side of the parcel being herein described; then turn an angle of 79 degrees 31 minutes 40 seconds to the left and run 254.71 feet to an iron pin 30 feet North of the centerline of said Creek; then turn an angle of 22 degrees 40 minutes 40 seconds to the right and run 384.68 feet to an iron pin 30 feet North of the centerline of said Creek; then turn an angle of 18 degrees 59 minutes 00 seconds to the left and run 158.99 feet to an iron pin 30 feet North of the centerline of said Creek; then turn an angle of 21 degrees 50 minutes 00 seconds to the right and run 78.68 feet to an iron pin 30 feet North of the centerline of said Yellowleaf Creek; then turn an angle of 126 degrees 00 minutes 00 seconds to the left and run 816.19 feet to the point of beginning.

The above described property is also provided with a non-exclusive easement for a road right of way, described as follows:

From the SE corner of the NE 1/4 of the SW 1/4 of Section 1, Township 20 South, Range 1 West, run Northerly along the East side of said Quarter-Quarter for 252 feet; then turn an angle of 91 degrees 28 minutes 22 seconds to the left and run 527.15 feet; then turn an angle of 88 degrees 14 minutes 52 seconds to the left and run 480.06 feet to an iron pin in the centerline of the 20-foot wide easement being here described; this is the point of beginning; then turn an angle of 105 degrees 36 minutes 30 seconds to the left and run 295.4 feet along the centerline of the 20-foot wide easement; then turn an angle of 78 degrees 18 minutes 30 seconds to the left and run 271.5 feet along the centerline of the 20-foot wide easement; then turn an angle of 66 degrees 25 minutes 18 seconds to the right and run 294.2 feet along the centerline of the 20-foot wide easement to a point on the East side of said Quarter-Quarter, that point being 242 feet North (along the Quarter line) of the SE corner of the NE 1/4 of the SW 1/4 of said Section; then turn an angle of 25 degrees 44 minutes 34 seconds to the right and run 260 feet, more or less, to the centerline of Shelby County Road #447. Situated in Shelby County, Alabama.

SIGNED FOR IDENTIFICATION:

  
Frank C. Ellis, III