


This Instrument Prepared By:  
James F. Burford, III  
Attorney at Law  
1318 Alford Avenue Suite 101  
Birmingham, Alabama 35226

Send Tax Notice To:  
BOBBY R. ELLISON  
PO BOX 413  
PELHAM, AL.  
35124

**WARRANTY DEED**

STATE OF ALABAMA       )  
SHELBY COUNTY         )

  
20021002000477400 Pg 1/2 122.50  
Shelby Cnty Judge of Probate, AL  
10/02/2002 14:20:00 FILED/CERTIFIED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of One hundred eight thousand five hundred and No/100 Dollars (\$108,500.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, Michael A. Manning and wife Missy K. Manning, herein referred to as Grantor, (whether one or more), grant, bargain, sell and convey unto Bobby R. Ellison, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

As described on Exhibit A attached hereto and incorporated by reference herein.


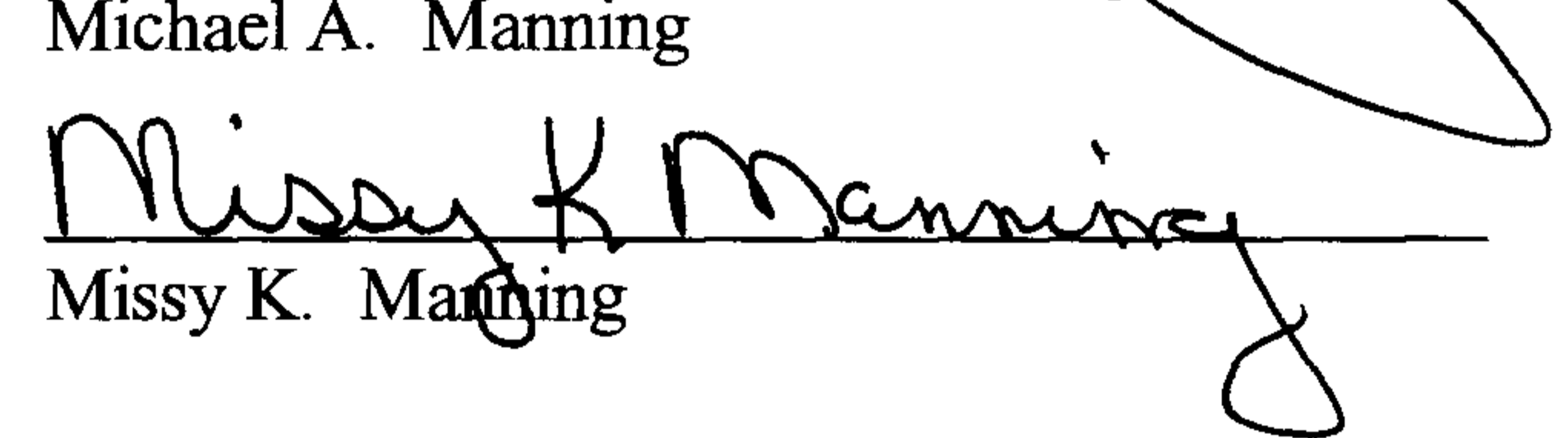
**SUBJECT TO:** (1) Taxes due in the year 2003 and thereafter; (2) Easements, restrictions and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor; (4) Rights of parties in possession under leases, which leases are hereby assigned to Grantee, who, by accepting this deed accepts assignment of such leases.

The Property conveyed herein is not the homestead of Grantor or his spouse.

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

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, his successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned has hereunto set his hand and seal, this the 27 day of SEP, 2002.

  
Michael A. Manning  
  
Missy K. Manning

STATE OF ALABAMA )

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MICHAEL A. MANNING & MISSY K. MANNING, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 27 day of SEPTEMBER, 2002.

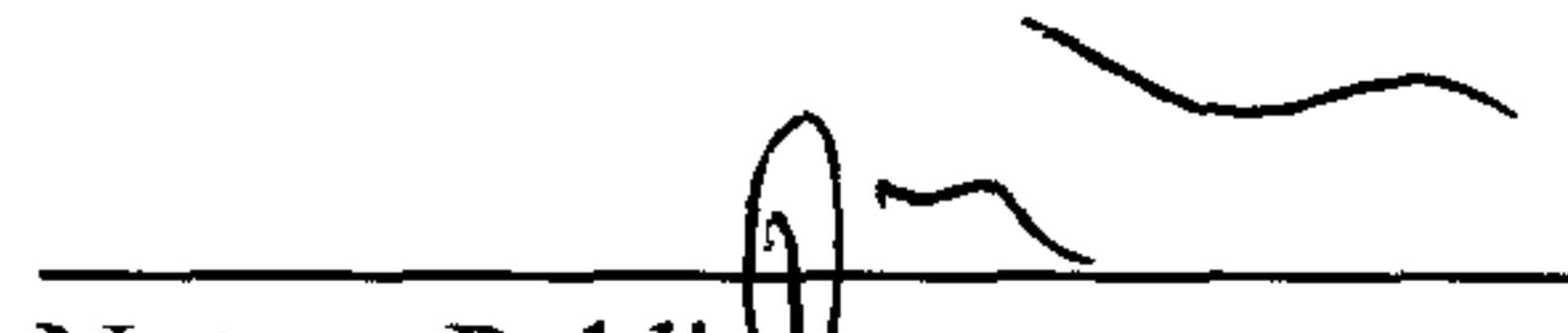
  
Notary Public  
My Commission Expires: 3-1-02

EXHIBIT 'A'

ALTA Commitment (1982)

***First American Title Insurance Company*****SCHEDULE A – LEGAL DESCRIPTION**

Agent's File No.: 139976

A parcel of land being situated in the NW ¼ of the NW ¼ of Section 24, Township 20 South, Range 3 West, being more particularly described as follows:

Commence at the NW corner of Section 24, Township 20 South, Range 3 West; thence South 06 deg. 28 min. 43 sec. East and run along the West line of said section a distance of a distance of 1116.16 feet; thence North 83 deg. 31 min. 17 sec. East and at right angle to said West line, run a distance of 286.04 feet to the Westerly right of way line of Atlantic Coast Line Rail Road said point of being the point of beginning and a point on a curve to the left having a radius of 1,566.86 feet and a central angle of 4 deg. 26 min. 13 sec. and subtended by a chord which bears South 34 deg. 50 min. 38 sec. East a distance of 121.31 feet; thence along the arc of said curve and said right of way line a distance of 121.34 feet; thence leaving said right of way South 70 deg. 13 min. 14 sec. West a distance of 198.97 feet to a point on the Easterly right of way line of Louisville and Nashville Rail Road (100 foot right of way), said point lying on a curve to the left having a radius of 1646.82 feet, a central angle of 4 deg. 10 min. 51 sec. and subtended a chord which bears North 20 deg. 00 min. 00 sec. West a distance of 120.14 feet; thence along the arc of said curve and said right of way line a distance of 120.17 feet; thence leaving said right of way North 71 deg. 14 min. 44 sec. East a distance of 167.93 feet to the point of beginning; being situated in Shelby County, Alabama.