

This form provided by

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) C & C Realty, LLC

(Address) 345 12th Street SW

Alabaster, Alabama 35007

This instrument was prepared by: Mike T. Atchison, Attorney
P.O. Box 822
Columbiana, Alabama 35051

Form 1-1-27 Rev. 4/99

WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas



20021230000652070 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
12/30/2002 14:41:00 FILED/CERTIFIED

STATE OF ALABAMA
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty-Three Thousand, Five Hundred Ten and no/100-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we ,
Ray Smith and wife, Ethel L. Smith

(herein referred to as grantor, whether one or more), bargain, sell and convey unto

C & C Realty, LLC

(herein referred to as grantee, whether one or more), the following described real estate, situated in
SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

Subject to taxes for 2003 and subsequent years, easements, restrictions, rights of way, and permits of record.

ALL OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 30th day of December, 2002.

_____(Seal)

Ray Smith
Ray Smith

_____(Seal)

_____(Seal)

Ethel L. Smith
Ethel L. Smith

_____(Seal)

_____(Seal)

STATE OF ALABAMA
SHELBY COUNTY }

General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ray Smith and wife, Ethel L. Smith whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of December, A. D., 2002.

[Signature]

Notary Public.

EXHIBIT "A"
LEGAL DESCRIPTION

20021230000652070 Pg 2/2 15.00
Shelby Cnty Judge of Probate, AL
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PARCEL I:

Commence at the Southwest corner of the Southwest quarter of Southwest quarter of Section 26, Township 20 South, Range 4 West, Shelby County, Alabama and run thence North 00 degrees 00 minutes 00 seconds East along the West line of said quarter-quarter a distance of 472.49 feet to a found rebar corner and the point of beginning of the property, Parcel -1, being described; thence run North 89 degrees 45 minutes 52 seconds East a distance of 472.64 feet to a found rebar corner; thence run South 00 degrees 00 minutes 52 seconds West a distance of 379.78 feet to a found rebar corner on the northerly margin of Shelby County Highway No. 13 in a curve to the left having a central angle of 09 degrees 01 minutes 10 seconds and a radius of 2,825.00 feet; thence run Northeasterly along the arc of said right of way curve an arc distance of 461.14 feet to a found rebar corner; thence run North 34 degrees 38 minutes 52 seconds West a distance of 213.12 feet to a found rebar corner; thence run North 00 degrees 20 minutes 04 seconds East a distance of 475.19 feet to a set rebar corner; thence run North 89 degrees 39 minutes 45 seconds West a distance of 784.70 feet to a found rebar corner; thence run South 00 degrees 00 minutes 00 seconds East along the West line of same said quarter-quarter a distance of 529.55 feet to the point of beginning.

According to the survey of Joseph E. Conn, Jr., dated November 7, 2002.