

This instrument was prepared by:

William R. Justice
P.O. Box 1144, Columbiana, Alabama 35051

Grantee's address:

13027 Terminal Way
Woodbridge, VA 22193

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, and the distribution by GRANTOR to GRANTEE of a share of the Hester Kate Justice Estate of the value of Ten Thousand and no/100 DOLLARS (\$10,000.00), the undersigned Frances J. Warren and Herman B. Justice, as personal representatives under the will of Hester Kate Justice, deceased, Case No. 42-177 in the Probate Court of Shelby County, Alabama (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Brent Justice (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

COMMENCE at the Southwest corner of the Southwest quarter of the Northwest quarter of Section 34, Township 18 South, Range 2 East, and run East 42.6 feet to the East right-of-way of Alabama Highway #25 and the POINT OF BEGINNING; thence continue East 200.00 feet; thence North 436.0 feet; thence West 200.0 feet to the East right-of-way of Alabama Highway #25; thence South along said right-of-way 436.0 feet to the POINT OF BEGINNING. Situated in Shelby County, Alabama, and containing 2.0 acres, more or less.

Also, access to the spring of water which lies East of this property for the purpose of installing a pumping system; and the right-of-way over the land between the land herein conveyed and the spring for a pipeline to pipe the water to any part of the land herein conveyed, as set out in deed recorded in Deed Book 183, page 437, in the Probate Office of Shelby County, Alabama.

Subject to easements, conditions, restrictions, and rights-of-way of record.


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


And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all

MS Justice

encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 15th day of April, 2003.


Frances J. Warren, as personal representative
under the will of Hester Kate Justice


Herman B. Justice, as personal representative
under the will of Hester Kate Justice

STATE OF ALABAMA
SHELBY COUNTY General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frances J. Warren, whose name as personal representative under the will of Hester Kate Justice, deceased, 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, she, in her capacity as such personal representative, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of April, 2003.


Notary Public

STATE OF ALABAMA
SHELBY COUNTY General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Herman B. Justice, whose name as personal representative under the will of Hester Kate Justice, deceased, 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, in his capacity as such personal representative, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of April, 2003.


Notary Public