


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

Send Tax Notice to:
Edwin B. Lumpkin, Jr.
100 Metro Parkway
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20030617000379810 Pg 1/2 77.00
Shelby Cnty Judge of Probate, AL
06/17/2003 12:56:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SIX HUNDRED THIRTY THOUSAND and no/00 (\$630,000.00)**, to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, Kenneth Carter as President of **Kencar Development, Inc.** bargain, sell and convey unto, **Edwin B. Lumpkin, Jr.**, the following described real estate, situated in: Shelby County, Alabama, to-wit:

See Attached Exhibit "A" for legal description.

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

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

\$567,000.00 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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10th day of June, 2003.

Kencar Development, Inc.



Kenneth Carter
As its President

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kenneth Carter as President of Kencar Development, Inc. whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of June, 2003.



Notary Public

My Commission Expires: 10-16-04

Exhibit "A"
Legal Description

A parcel of land situated in the North 1/2 of Section 20, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the SW corner of the SE 1/4 of the NW 1/4 of Section 20, Township 21 South, Range 2 West, Shelby County, Alabama; thence North 00 degrees 00 minutes 00 seconds East a distance of 826.32 feet; thence North 82 degrees 00 minutes 10 seconds East a distance of 312.80 feet to the POINT OF BEGINNING; thence continue along the last described course a distance of 1,019.15 feet; thence North 00 degrees 56 minutes 35 seconds West a distance of 328.40 feet (Measured & Deed); 328.12 feet (Plat); thence North 36 degrees 36 minutes 41 seconds East a distance of 288.67 feet (Measured) 284.98 feet (Plat) 275.00 feet (Deed) to a point, said point lying on the Southwesterly R.O.W. line of U.S. Highway #31 (100 feet R.O.W.); thence North 54 degrees 58 minutes 32 seconds West and along said R.O.W a distance of 690.67 feet (Plat) 680.00 feet (Deed); thence South 76 degrees 00 minutes 22 seconds West and leaving said R.O.W. a distance of 610.70 feet (Measured) 608.82 feet (Plat) 697.00 feet (Deed); thence south 02 degrees 33 minutes 05 seconds East a distance of 498.47 feet (Plat); thence North 87 degrees 54 minutes 17 seconds West a distance of 350.00 feet (Plat & Deed); thence South 00 degrees 00 minutes 00 seconds West a distance of 300.51 feet; thence North 82 degrees 00 minutes 10 seconds East a distance of 312.80 feet (Deed); thence South 00 degrees 00 minutes 00 seconds West a distance of 208.40 feet (Deed) to the POINT OF BEGINNING.

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